



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No.

11192

Date of Permit 05.02.2018

C/PP/MSB/04 (ATOC) 2018

File No. C3CN2/5067/2016

Name of Applicant with Address M/s. Great Height Developer
Rep. By SUNIL P Pitaliya

No: 42, Montieth Road, Sindur Plaza
Date of Application 14.03.2016

Nature of Development : ~~Layout/Sub division of Land/Building construction/Change in use of Land/Building~~
4th Floor, Egmore
Chennai - 8.

Site Address

Division No. ANNEXURE ENCLOSED

Development Charge paid Rs. 1,40,000/- Challan No. B005382
Date 23.08.2017

PERMISSION is granted to the ~~layout/sub-division of land/~~
building construction/~~change in use of land/building~~ according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on 04.02.2023
the building construction work should be completed as per plan before the expiry
date. If it is not possible to Complete the construction, request for renewing the
planning permit should be submitted to Chennai Metropolitan Development
authority before the expiry date. If it is not renewed before the said date fresh.
Planning Permission application/has to be submitted for continuing the construction
work when the Development Control Rules that may be currently in force at that time
be applicable. If the construction already put up is in deviation to the approved
and in violation of rules. Planning permit will not be renewed.

LC(MS)NO: 21 H&UD

DE. 07.02.2017

For MEMBER SECRETARY

C300/5067/2016

P.P No: 11192

Planning Permission Application for the Proposed Construction MSB Residential cum Commercial (Office) use building with Stilt Floor + 1st floor & 2nd floor (Typical Floor Partly commercial (office space) Cum residential use) + 3rd to 8th typical floors + 9th Floor residential use with 48 Dwelling units. At D.No. 3/23, Arcot road & N.N.Lakshmi street, Valasaravakkam, Chennai. Comprised in Old S.Nos.118/1A Part & 1A1A1A1A1A, New S.Nos. 118/18, 46, 47 & 50, Block no.15 of Valasaravakkam Village, Greater Chennai Corporation limit, submitted by **M/S Great Height Developers,** Rep. by its Partner Sunil P Pitaliya.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN11/00057/2018		C3(N)/5067/2016 - 05/02/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N11	N152	20/02/2018	20/02/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS GREAT HEIGHT DEVELOPERS REP BY ITS PARTNER SUNIL P PITALIYA-NO. 42, MONTIETH ROAD, SINDUR PLAZA, 4TH FLOOR, EGMORE, CHENNAI-600008.	
சேவைகளுக்கான தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:3/23,,Block No:15,Plot No:-, Survey No:OLD S.NOS. 118/1A PART & 1A1A1A1A1A, NEW S.NOS. 118/18,46,47,50, VALASARAVAKKAM VILLAGE, ARCOT ROAD & N.N. LAKSHMI STREET, VALASARAVAKKAM, CHENNAI, 600087	
Building License Fees		883000	
Regularisation Charges (penalty under section 244A)		9500	
Road cut charges - CMWSSB SEWERAGE		10000	
Road cut charges - CMWSSB, WATER		10000	
Road cut charges - TNEB		10000	
Scrutiny Fees		600	
Tentative improvement charges		146000	
மொத்தக் கட்டணம்/ Total (In Rs.)		1069100	

Amount (in words): Rupees Ten Lakhs Sixty Nine Thousands One Hundred Only

M.W.G.W.F. DD Details : DD Number: 277566 Amount: 1071000 Rs. Date:16/02/2018 Bank:VIJAYA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 19/08/2018

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

முடிவு நாள் 19/02/2020

This Sanction will expire if the construction is not started with in 19/08/2018

If Construction started Building Permit is valid up to 19/02/2020

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

20/2/18



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate