



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™



45

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12293

B/SPL BLDG / 10/2019

Date of Permit 11.01.2019

File No. BCI/12289/2018

Name of Applicant with Address... Thiru. S. Senthil Nayagam
(Gy PA) KCEE Enterprises Pvt Ltd, NO-17, 3rd Cross Street West,
CIT Nagar, Chennai-35. Date of Application 16.07.2018

Nature of Development : ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~

Site Address... Stilt + 4 Floors Residential building
with 8 dwelling units availing at TNHB

Division No. Block NO. 30, P. T. Rajan Salai, K. K. Nagar,
Chennai-78, comprised in Old S. NO. 53/2 part,
54/2 part, T. S. NO. 32/28, Block NO. 27 of
Kodambakkam Village.

Development Charge paid Rs. 2100/- Challan No. BDD876 Date 02.01.19

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 10.01.2024
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
will be applicable. If the construction already put up is in deviation to the approved
plan and in violation of rules. Planning permit will not be renewed.

H. Shreevani 11/01/19
For MEMBER SECRETARY



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

Building Permission

(1919 ஆம் ஆண்டு 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/WDCN10/00028/2018		BC1/10134/2017 - 22/11/2017	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுதொடர் நாள் / Application Date
N10	N131	30/01/2018	30/01/2018
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS KCEE PROPERTIES PVT LTD REP BY Thiru.SENTHIL NAYAGAM GPA-NO.17, 3rd CROSS STREET, WEST CIT NAGAR, CHENNAI-600035.	
சேவை வகை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:27,Plot No:TNHB BLOCK-30, Survey No:T.S.NO.32/28, KODAMBAKKAM VILLAGE, P.T.RAJAN SALAI, K.K. NAGAR, CHENNAI, 600078	
Building License Fees		125000	
Road cut charges - CMWSSB SEWERAGE		64500	
Road cut charges - CMWSSB, WATER		48500	
Road cut charges - TNEB		48500	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		287100	

Amount (in words): Rupees Two Lakh Eighty Seven Thousands One Hundred Only

M.W.G.W.F. DD Details : DD Number: 004283 Amount: 185000 Rs. Date:24/01/2018 Bank:ANDHRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புளிக்கப்பட்டது. வரைபடம், நகலின் படி, 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 29/07/2018 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காவாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 29/01/2020

This Sanction will expire if the construction is not started with in 29/07/2018

If Construction started Building Permit is valid up to 29/01/2020

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

30/1/18
30/1/18
30/1/18



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