



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™



9 (B) 57

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 11997

Date of Permit 06.12.2019

CIPP/MSB/56 (A to C)/2019

File No. C3(S)/7947/2018 M/s. Jain Housing &
Construction Ltd Rep by

Name of Applicant with Address.....

its Authorised Signatory Thiru. Suresh Tiwari

No. 98/99, Habibullah Road, Date of Application.....

T. Nagar, Chennai - 17

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

Planning Permission for the construction of

Site Address. Block-A: SF + 1st FF - Residential Building

with 150 ~~more~~ Dwelling units; Block-B (Service

Division No. Block): SF + 2nd FF - Service Block with

Gym, Switch Gear room & AHU at Survey No.

65/1A, 1B, 669/8A, 8B, 9, 670/5, 6, 7 of Pallikarandai

Village, MMRD Road, Chennai

Development Charge paid Rs. 2,00,000/- Challan No. 00013417 Date 6.08.2019

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

05/12/2024

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.

For MEMBER SECRETARY
Lt (MS) No. 38, H2UD

For MEMBER SECRETARY

Sept. dt. 22.02.2019



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவினா 114)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் Building Plan No

CLBA/WDC/N14/00035/2020

கட்டிட அனுமதி எண் Plan Submission No

C3(S) 7947/2018 - 06/12/2019

மண்டலம் Zone

N14

கோட்டம் Ward

N189

அனுமதி நாள் / Approval Date

28/01/2020

மனுபெறப்பட்ட நாள் Application Date

28/01/2020

அனுமதி பெறும் நபர்/ நபரின் குடியிருப்பு முகவரி Applicant name & address

MS. JAIN HOUSING AND CONSTRUCTIONS LTD-REP BY ITS AUTHORIZED SIGNATORY Mr. SURESH TIWARI GPA FOR Mr. MOHANRAJ NO: 98/99, Habubullah Road, T. Nagar, Chennai - 600017

சேவை வகை Service Type

Building Permit for CMDA Approved Plan

புவி அளவீடு Plot address

Survey No 65/1A, 1B, 669/8A, 8B, 9, 670/5, 6 & 7 RADIAL ROAD(MMRD ROAD), 200 Feet Road, Pallikaranai, Pallikaranai, Pallikaranai, Chennai, 600100

Building License Fees

1423600

Scrutiny Fees

600

Workers Welfare Board

1741500

மொத்தக் கட்டணம் Total (In Rs.)

3165700

Amount (in words). Rupees Thirty One Lakhs Sixty Five Thousands Seven Hundred Only

Payment Details:

DD Number 520156

Amount 3165700
(In Rs.):

Date: 22/01/2020

Bank: ICICI BANK

இவ் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலினைப் படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

தேதி / Date 27/07/2020

நிறைவேற்றம் / நிறைவேற்றம் தொடர்புள்ள விட்டால் காலாவதியாகிவிடும் தொடர்புள்ள குறிப்பில் கட்டிட அனுமதி

27/01/2025

This Sanction will expire if the construction is not started with in 27/07/2020

If Construction started Building Permit is valid up to 27/01/2025

For Jst

AND CONSTRUCTIONS LTD.

Authorised Signatory



Digitally Signed by A S Murugan
Date: 28-Jan-2020 (16:24:22)

Executive Engineer (T P)



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