



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

PREMIUM FSI

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

PERMIT No.

13910

Date of Permit 05.01.2021

PP/NHRB/02/2021/A to D M/s. Centwin Housing Pvt. Ltd.

File No. PP/NHRB/S(B2)/544/2020 Represented by

Name of Applicant with Address Mr. D. Sujay Anand

Plot No. 4, 10th Street, Nandanam Extension, Nandanam, Chennai-35.

Date of Application 06.10.2020

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

PP for the proposed construction

Site Address of Basement floor + Stilt floor + 4 floors office use (10458.65 m²) (18.30 m height)

Division No. Commercial building availing Premium FSI at old Mahabalipuram Road (Rajiv Gandhi Salai) & V.O.C. Street, Kottivakkam, Chennai-119 in S.No. 278/3A & 278/9A of Kottivakkam village

Development Charge paid Rs 61,000/- Challan No. BO.01/2018 Date 07.12.2020

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 04.01.2026

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.



R. NEDUMARAN, B.Sc. B. ADVOCATE & NOTARY PUBLIC A-11, Venkatesan Salai, Periyar Nagar, Chennai - 600 082. Cell No: 9884718066 / 9444230606

For MEMBER SECRETARY

For CENTWIN HOUSING PVT. LTD.

Director



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

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/WDCN14/00183/2021		PP/NIIRB/S(B2)/544/2020 - 05/01/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்ப நாள் / Application Date
N14	N183	13/07/2021	08/01/2021
மனுப்பாளர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.CENTWIN HOUSING PVT LTD REP BY D.SUJAI ANAND-PLOT NO.4, 10TH STREET, NANDANAM EXTENSION, NANDANAM, CHENNAI - 600035.	
சேவையின் வகை / Service Type		Building Permit for CMDA Approved Plan	
புவி அமைவிடம் / Plot address		Survey No:S.No278/3A & 278/9A, VOC Street,OMR Road,Kottivakkam,Kottivakkam, Chennai, 600119	
Building License Fees		1839300	
Road cut charges - CMWSSB SEWERAGE		17100	
Road cut charges - CMWSSB, WATER		12800	
Road cut charges - TNEB		12800	
Scrutiny Fees		600	
Tentative improvement charges		628900	
Workers Welfare Board		2064000	
மொத்தக் கட்டணம்/ Total (In Rs.)		4575500	

Amount (in words): Rupees Forty Five Lakhs Seventy Five Thousands Five Hundred Only

Payment Details:
DD Number: 652776 Amount 4575500 Date: 01/07/2021 Bank: BANK OF BARODA
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

அனுமதி கால முடிவு 12/07/2026
Permit Valid upto 12/07/2026



Digitally Signed by Umapathy
Date: 13-Jul-2021 (14:39:49)

Executive Engineer (T.P.)



K. NEDUMARAN, B.Sc. B.L.
ADVOCATE & NOTARY PUBLIC
A-11, Venkatesan Salai,
Periyar Nagar, Chennai - 600 082.
Cell No: 9884718066 / 9444230666

FOR CENTWIN HOUSING PVT. LTD.

Director

Building permit



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

323

BY RPAD

COMPLETION CERTIFICATE

From

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To

- 1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
- 2) The Managing Director, CMWSSB,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0235/2021

Dated: 06.09.2021

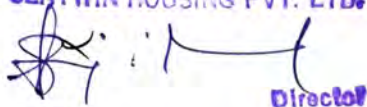
Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed construction of Basement floor + Stilt floor + 4 Floors (Office use) Commercial building by availing Premium FSI at Old Mahabalipuram Road (Rajiv Gandhi Salai) & VOC Street, Kottivakkam, Chennai-600 119 Comprised in S.No.278/3A & 278/9A of Kottivakkam Village within the Greater Chennai Corporation Limit - Completion Certificate - Issued - Reg.

- Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019
 2. CMDA issued Planning Permission No. B/NHRB/484 A to D/2019, permit No. 13067 in letter No.PP/SB/S(B2)/0065/2019 dated 31.12.2019
 3. Revised Planning Permission No.PP/NHRB/02(A to D)/2021. Permit No.13910 in letter No.PP/NHRB/S(B2)/544/2020 dated 05.01.2021.
 4. Completion Certificate Application received from M/s Centwin Housing Pvt. Ltd received on 17.08.2021.
 5. D.C. Letter even No. 26.08.2021.
 6. Development Charges & Infrastructure and Amenities.Charges remitted vide CMDA Receipt No.B0019846 dated 31.08.2021
 7. The Chairperson, TNRERA Letter No .TNRERA /A3 /4806 /2021 dated 31.08.2021

This is to certify that M/s Centwin Housing Pvt Ltd. Rep by Mr. D.Sujay Anand has constructed Basement floor + Stilt floor + 4 Floors (Office use) Commercial building by availing Premium FSI at Old Mahabalipuram Road (Rajiv Gandhi Salai) & VOC Street, Kottivakkam, Chennai-600 119 Comprised in S.No.278/3A & 278/9A of Kottivakkam Village within the Greater Chennai Corporation Limit was inspected and observed that the building has been completed as per approved plan in the reference 3rd cited & satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

FOR CENTWIN HOUSING PVT. LTD.


Director

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 245 /2021 dated 06.09.2021.

3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter 6th cited).

Yours faithfully,

[Signature] 06/09/2021
for MEMBER-SECRETARY

Copy to:

- ✓ 1. M/s Centwin Housing Pvt Ltd.
Rep by Mr.D.Sujay Anand
Plot No.4, 10th Street,
Nandanam Extension,
Nandanam, Chennai -600 035.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA. (For Refund of Security Deposit for
Building, STP and Display Board)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

Note:

- (i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
- (ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

For CENTWIN HOUSING PVT. LTD;

[Signature]
Directed
[Signature]



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