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பெருநகர சென்னை மாநகராட்சி  
GREATER CHENNAI CORPORATION

பணித்துறை  
Works Department

மனை வரன்முறைப்படுத்த அனுமதி  
Regularization Permit

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122 வது பிரிவின் படி)  
(Section 122 of T & C.P Act 1971)

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|                                                                         |                |                                                                                                      |                                      |
|-------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------|--------------------------------------|
| அனுமதி எண் (Permit No) 2136/2022                                        |                | RL/WDCN12/01945/2022                                                                                 |                                      |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                          | மனுபெறப்பட்ட நாள் / Application Date |
| 12                                                                      | 156            | 06/10/2022                                                                                           | 15/09/2022                           |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant Name & address |                | Thiru/Tmt/Ms. Shanthi Nithyananthan<br>Door No.21/19, Thiru Nagar Annex,<br>Valasaravakkam, Chennai. |                                      |
| மேம்பாட்டு தன்மை / Service Type                                         |                | Regularization of Individual Plot                                                                    |                                      |
| மனை அமைவிடம் / Plot Address                                             |                | S.No.54/14, Madanandapuram Village,<br>Plot No.23, Sethu Street, Venkatesan<br>Nagar, Chennai.       |                                      |
| Development Charges                                                     |                | 150000                                                                                               |                                      |
| Regularization Charges                                                  |                | 45000                                                                                                |                                      |
| மொத்தக் கட்டணம் / Total (in Rs.)                                        |                | 195000                                                                                               |                                      |

Amount (in Words): Rupees: One Lakh Ninety Five Thousand Only/-

DD Details: DD Number: 111236 Amount:Rs.195000/- Date:01/10/2022  
Bank: Axis Bank Ltd.,

The unauthorized sub-division of plot under reference is regularized under regularization of Unapproved Plots and Layouts Rules, 2017 - Under Section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department subject to the conditions laid down in the Rules in the Government Orders mentioned.

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicants right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent court to decide on the ownership or get the matter settled in the Court of Law and Greater Chennai Corporation is not the Competent Authority to decide this matter.

*[Signature]*  
Assistant Executive Engineer (T.P)

*[Signature]*  
Executive Engineer (T.P)



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GREATER CHENNAI CORPORATION

பணித்துறை  
Works Department

மனை வரன்முறைப்படுத்த அனுமதி  
Regularization Permit

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122 வது பிரிவின் படி)  
(Section 122 of T & C.P Act 1971)

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|                                                                         |                |                                                                                                      |                                      |
|-------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------|--------------------------------------|
| அனுமதி எண் (Permit No) 2135/2022                                        |                | RL/WDCN12/01961/2022                                                                                 |                                      |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                          | மனுபெறப்பட்ட நாள் / Application Date |
| 12                                                                      | 156            | 06/10/2022                                                                                           | 17/09/2022                           |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant Name & address |                | Thiru/Tmt/Ms. Shanthi Nithyananthan<br>Door No.21/19, Thiru Nagar Annex,<br>Valasaravakkam, Chennai. |                                      |
| மேம்பாட்டுத் தன்மை / Service Type                                       |                | Regularization of Individual Plot                                                                    |                                      |
| மனை அமைவிடம் / Plot Address                                             |                | S.No.54/15, Madanandapuram Village,<br>Plot No.25, Cholan Street, Venkatesan<br>Nagar, Chennai.      |                                      |
| Development Charges                                                     |                | 189000                                                                                               |                                      |
| Regularization Charges                                                  |                | 57000                                                                                                |                                      |
| மொத்தக் கட்டணம் / Total (in Rs.)                                        |                | 246000                                                                                               |                                      |

Amount (in Words): Rupees: Two Lakh Forty Six Thousand Only/-

DD Details: DD Number: 111235 Amount:Rs.246000/- Date:01/10/2022  
Bank: Axis Bank Ltd.

The unauthorized sub-division of plot under reference is regularized under regularization of Unapproved Plots and Layouts Rules, 2017 - Under Section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department subject to the conditions laid down in the Rules in the Government Orders mentioned.

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

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1.10/22  
06/10/22  
Assistant Executive Engineer (T.P)

1.10/22  
Executive Engineer (T.P)



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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in),  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

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

File No. : **CMDA/PP/NHRB/S/0198/2023**  
Planning Permission No. : **OL-PP/NHRB/0204/2023**  
Permit No. : **OL-00337** Date of Permit: **05.06.2023**

Name of Applicant with Address : M/s. Greenpro Constructions Pvt Ltd  
Rep by Haripriya Lokanathan  
No.F153, Plot No. 304, Ci Sam Glory Tower,  
F-Block, Annanagar, Chennai – 600 102  
Email: [gpcplmarketing@gmail.com](mailto:gpcplmarketing@gmail.com)  
Contact No: 9282116804

Date of Application : 15.03.2023  
Nature of Development: Building : Stilt floor + 5 floors (18.30m height) Residential Building with  
20 Dwelling Units Availing Premium FSI

Site Address : Plot No.23 & 25, Cholan Street and Sethu Street, Venkatesan  
Nagar, Madhanandapuram, Chennai 600125 Comprised in  
Old.S.No.54/1, New S.No.54/14 & 54/15 of  
Madhanandapuram Village within the Limits of Greater  
Chennai Corporation

Development Charge Paid : Rs. 26,000/- (Rs. Twenty Six Thousand Only)

Receipt No : CMDA/PP/Ch/10672/2023, Dated.25.05.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and  
subject to the condition mentioned below.

The permit expires on **04.06.2031**. The building construction work should be completed as per plan  
before the expiry date. If it is not possible to complete the construction, then fresh Planning  
Permission Application has to be submitted for continuing the construction work. The Rules that may  
be currently in force at that time will be applicable.

Yours faithfully

  
Digitally signed by M  
S SANTHOSH KUMAR  
Date: 2023.06.05  
18:31:12 +05'30'  
**For MEMBER SECRETARY**



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/WDCN12/00225/2023                                                  |                | CMDA/PP/NHRB/S/0198/2023 - 15/03/2023                                                                                                                    |                                      |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                                                                              | மனுபெறப்பட்ட நாள் / Application Date |
| N12                                                                     | N156           | 20/06/2023                                                                                                                                               | 12/06/2023                           |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | GREENPRO CONSTRUCTIONS PVT LTD REP. BY HARIPRIYA LOKANATHAN-NO:F153, Plot No: 304, C1 Sam Glory Tower, F-BLOCK, Annanagar, Chennai-600102.               |                                      |
| மெம்பாட்டு தன்மை / Service Type                                         |                | Building Permit for CMDA Approved Plan                                                                                                                   |                                      |
| மனை அமைவிடம் / Plot address                                             |                | Plot No:23 & 25, Survey No:S.No:54/14 & 54/15, SETHU STREET, VENKATESAN NAGAR, CHOLAN STREET,MUGALIVAKKAM,MUGALIVAKKAM,Madha nandapuram, Chennai, 600116 |                                      |
| Building License Fees                                                   |                | 188700                                                                                                                                                   |                                      |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 21800                                                                                                                                                    |                                      |
| Road cut charges - CMWSSB, WATER                                        |                | 16400                                                                                                                                                    |                                      |
| Road cut charges - TNEB                                                 |                | 16400                                                                                                                                                    |                                      |
| Scrutiny Fees                                                           |                | 2000                                                                                                                                                     |                                      |
| Workers Welfare Board                                                   |                | 505600                                                                                                                                                   |                                      |
| மொத்தக் கட்டணம் / Total (In Rs.)                                        |                | 750900                                                                                                                                                   |                                      |

Amount (in words): Rupees Seven Lakh Fifty Thousands Nine Hundred Only

Amount 750900  
(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 19/06/2028  
Permit Valid upto 19/06/2028



Digitally Signed by K  
Sundararajan  
Date: 20-Jun-2023 (16:10:08)  
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.



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### **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



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