Verified RealEstate™

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
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/NHRB/S/0774/2023**

Planning Permission No. : **OL-PP/NHRB/0065/2024**

Permit No. : **OL-00768** **Date of permit** : 22-02-2024

Name of Applicant with Address :	NETHURA SHANTH 24/44, C2, 3RD FLOOR SAGAS CHESTNUT, MASILAMANI STREET, ROYAPET, Urur, -, Mobile No. :9840086386 Email ID :sagasconstructions@gmail.com
Date of Application :	03/11/2023
Nature of Development :	Revised Planning Permission Application for the proposed construction of Stilt Floor + 5 floors Commercial cum Residential building (1st to 3rd floor+ 4th floor(part)- Office use & 4th floor(part)+5th floor- Residential) (Height-18.28m) with 2 dwelling units Availing Premium FSI at Plot No.7A, Old Door No.1, New Door No.7A, 3rd Avenue & 5th Avenue, Besant Nagar, Chennai Comprised in Old S.No.12 part, T.S.No.1/2, Block No.16 of Urur Village within the limit of Greater Chennai Corporation - Applied by Mrs. Nethura Shanth Received in SBC No. CMDA/PP/NHRB/S/0774/2020,dated.03.11.2023.
Site Address :	Plot No.7A, Old Door No.1, New Door No.7A, 3rd Avenue & 5th Avenue, Besant Nagar, Chennai Comprised in Old S.No.12 part, T.S.No.1/2, Block No.16 of Urur Village within the limit of Greater Chennai Corporation.

Development Charge Paid in Rs : Rs.0.00/- (Rs. Only)

Receipt No. : CMDA/PP/Ch/13231/2024 Date : 13 February, 2024

Permission is granted to Nature of Development : Building according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

he permit expires on 21 February, 2032 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,

Signature valid.
Name :Haja Basheer Ahemed AP
NHRB S
Designation :Assistant Planner
Date :02/22/2024 11:40:06 AM

for MEMBER SECRETARY



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

Verified RealEstate™

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
www.verified.realestate