Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00410/2025		CMDA/PP/NHRB/C/0441/2025 - 16/09/2025	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N113	30/09/2025	17/09/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ms CHAITANYA FOUNDATIONS PVT LTD Ref by its Director V Manu Reddy-GPA for 1. Mr. Deepak Swamy, 2. Mrs.Priya Swamy, Banyan View, Door No. 39, Karpagam Gardens, First Main Road, Adyar, Chennai 600020.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:New No.13,Old No. 5,Block No:21,Plot No:0, Survey No:T.S.No 142/4, Nageswara Rao Road,Nungambakkam,Nungambakkam,Nungambakkam, Chennai, 600034	
Building License Fees		12700	
Road cut charges - CMWSSB SEWERAGE		7400	
Road cut charges - CMWSSB, WATER		5600	
Road cut charges - TNEB		5600	
Scrutiny Fees		2100	
Workers Welfare Board		13800	
மொத்தக் கட்டணம்/ Total (In Rs.)		47200	

Amount (in words): Rupees Forty Seven Thousands Two Hundred Only

Amount (In Rs.): 47200

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.

null

அனுமதி கால முடிவு 29/09/2030

Permit Valid upto 29/09/2030

Digitally Signed by Rajendran R
Date: 30-Sep-2025 (12:50:35)

Executive Engineer (T.P.)

GCC will prescribe separate service charges fees for different C&D Waste management activities whenever new technologies are implemented. All payment gates will be available in GCC website.

PART II - Bulk Waste Generators deliver their waste :

Bulk Waste Generators transport their Construction and Demolition waste on their own cost and delivered to processing centre.

1. Costs of processing C&D Waste at the processing facilities @Rs.800/MT

PENALTIES (see Solid Waste Management Bye-law 2019 5.1 & 8)

Sl.No	Sub Section / Details of Section Rules	Penalty Amount (Rs.)
1	Unauthorized dumping of Construction and Demolition waste in all public places	Rs.5000.00

ILLUSTRATIVE PENALTIES FOR NON-COMPLIANCE

Sl.No	Offence	Bulk Generator/Service provider/Transporter INR)	Small Waste Generator (in INR)	Collection & Transportation service provider (in INR)
1.	Dumping of Construction and demolition waste in storm water drains, open spaces and other non-designated areas	5000 per ton of C&D waste dumped	3000 per ton of C&D waste dumped	3000 per ton of C&D waste dumped. In addition, the GCC, through appropriate authorities, can impound the vehicle which will be released upon compounding of offences and payment of fines
2	Non-Compliance of the conditions of the waste management plan	i. 25,000 per day of default if (a) Construction or repair work is upto 6000 square metres and /or (b) demolition is upto 600 square metres	N.A	N.A

Detail Guidelines for Construction and Demolition Waste Management is available in GCC Website.

Link -
https://chennaicorporation.gov.in/gcc/CandD_Waste_Management/C&D%20Waste%20guidelines%20in%20english.pdf

iv. **Service Providers:** They are defined as authorities who provide services like water, sewerage, electricity, telephone, roads, drainage etc. who often generate C&D Waste during their activities, which include excavation, demolition and civil work. For Greater Chennai Corporation, the following and their subsidiary organisations shall be indicatively considered as "Service Providers":

- Public Works Department (PWD) and Central Public Works Department (CPWD)
- Chennai Metro Rail Corporation (CMRL)
- National Highways Authority of India (NHAI)
- Airport Authority of India, Chennai (AAI, Chennai)
- Indian Railways
- Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)
- Chennai Metropolitan Development Authority (CMDA)
- Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO)
- Tamil Nadu Road Development Corporation (TNRDC)
- Tamil Nadu Electricity Board (TNEB)
- Tamil Nadu Urban Habitat Development Board (TNUHDB)
- Tamil Nadu Water Supply and Drainage Board (TWADB)

It is highlighted that GCC can introduce additional categories of waste generators for better management of C&D Waste if they deem fit.

The respective occupiers/owners/developers of a construction project shall be solely responsible for removal/transport/disposal of their C and D waste.

The occupiers can contact GCC's website for hiring services of the Construction and Demolition waste transporters or empanelled vendors or the GCC authorized Concessionaires and to pay necessary collection and transportation charges to transporters and pay for processing fee.

All generators shall not mix such Construction and Demolition wastes, inerts and debris with any other category of waste like wet waste, recyclable waste or any other types of wastes such as MSW, Plastic, Packaging material, gypsum, etc.

All hazardous wastes (explosive and related products fuels and heating oil, chemical admixtures, transformers Tar and Tar products etc) shall not be mixed with

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.