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™



Kancheepuram	District	Irandam Kattalai	Revenue Village
Kundrathur	Panchayat Union	Irandam Kattalai	Village Panchayat
Kundrathur	Taluk		

Online Application No : MDPFTNJ9

Generated on : 02/09/2024

PERMIT FOR CONSTRUCTION OF BUILDING BY SELF CERTIFICATION

BUILDING PERMIT/LICENSE NO.				
SWP/SCM/CMDA/RP/0014379/2024				
Name of the Habitation	Name of the Panchayat	Name of the Union	Date of receipt of application	Date of Approval
Irandam Kattalai	Irandam Kattalai	Kundrathur	02/09/2024	02/09/2024

A. DETAILS OF APPLICANT

1	Name of the Owner	M/s.St ANGELO'S VNCT VENTURES LLP
2	Son/Wife/Daughter of	S/o-Rangasamy
3	Address for correspondence	No 87/25, Chetty Street, Ayanavaram, Chennai - 600023 , Ayanavaram -Village, Ayanavaram -Taluk, Chennai -District, 600023
4	Mobile Number	9940525111

B. DETAILS OF THE PLOT

1	Extent of plot in Sq.ft.	1803
2	Plot No./Door No.	10
3	SF No./TS No.	120/2B1
4	Name of Street	PLOT No.10, RENDAMKATTALAI VILLAGE

C. DETAILS OF THE PROPOSED BUILDING

1	Type of Building Permission (New building/Revision to earlier approved plan/Additional construction)	New			
2	Usage	Residential			
3	Number of Dwelling Units	Ground Floor	First Floor		
		1	0		
4	Floor wise built up area	Ground Floor area (sq.ft)	First Floor area (sq.ft)		
		619	619		
5	Total Built Up area (in sq.ft)	1238			
6	Height of the building (in m)	6.90			
7	Setbacks (in m)	Front	Rear	Side 1	Side 2
		2.54	2.78	1.50	1.79

D. DETAILS OF PAYMENT

1	Fees paid (in Rupees)	60589

Permission is granted to the construction of the aforesaid building, self-certified by the applicant, subject to the following conditions.

1	This Building Permit/License is valid from 02/09/2024 to 02/09/2029 (5 Years).
2	This building permit/license issued does not confer any ownership right of the applicant over the land/plot and cannot be produced as an evidence in proof of the title of the applicant in court of law.
3	If the land/plot under reference falls in Govt. land / Municipal land / open space reservations of approved or regularised layout, lands prohibited for development, lands earmarked for public purpose in the Master Plan, Detailed Development Plan, New Town Development Plan, lands earmarked for roads in the grid of roads plan, waterbodies, CRZ area, HACA and development prohibited/restricted areas in Rule 19 (Annexure XVII) of TNCD&BR, 2019, lands classified as Agriculture, Institution, Special & Hazardous , Non Urban, Open Space and Recreational Use Zone and site falling in street alignment/ road widening, the Building Permit/License will stand cancelled and action will be initiated against the building as per the provisions of the Tamil Nadu Town and Country Planning Act, 1971, Tamil Nadu Urban Local Bodies Act, 1998, Tamil Nadu Panchayats Act, 1994.
4	The building shall be constructed in compliance with the rules in Annexure XXIV of TNCD&BR, 2019. If the building is constructed in violation of the rules and the conditions therein, action will be taken against the building as per the provisions of the Tamil Nadu Town and Country Planning Act, 1971, Tamil Nadu Urban Local Bodies Act, 1998, Tamil Nadu Panchayats Act, 1994.
5	Post verification of the details self certified by the applicant and the plan generated will be carried out by the officials as per the rules in Annexure XXIV of the Tamil Nadu Combined Development and Building Rules, 2019.

6	This is a self certified and self generated permit, any fraud or misrepresentation of material facts in contravention of the provisions of the relevant Acts and rules shall make the applicant liable for prosecution and punishment under section 236 of the Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) and section 379 of the Bharatiya Nagarik Surakhsa Sanhita, 2023 (Central Act 46 of 2023) and any other law applicable thereto for furnishing false information and wrong documents.
7	The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel must comply with Rule 51(2) Annexure XI of Tamil Nadu Combined Development and Building Rules, 2019
8	In unsewered areas, septic tank shall be provided as per Rule 54(3)(b) of Tamil Nadu Combined Development and Building Rules, 2019
9	Rainwater harvesting structures must be constructed as per Rule 63(1) of Tamil Nadu Combined Development and Building Rules, 2019 on the premises of the building failing to which the construction shall be deemed as unauthorised and in violation of the rules and relevant action will be initiated.
10	Separate Sump shall be constructed as per Rule 63(2)(c) of Tamil Nadu Combined Development and Building Rules, 2019

Applicant Name: M/s.St ANGELO'S VNCT

Date : 02/09/2024

Signature Not Verified

Signed by: Mai1975
Location:Chennai
Date:2024.09.02 13:04:43

Note: This is a computer-generated letter and doesn't require any signature of the official.

DIRECTORATE OF RURAL DEVELOPMENT

PAYMENT RECEIPT

CONSTRUCTION OF BUILDING BY SELF CERTIFICATION

Date : 02/09/2024

Applicant : St ANGELO'S VNCT VENTURES LLP

Application No : MDPFTNJ9

Fees Type : Selfcertification Fees

Receipt : 2024090214379

Transaction ID : d4488130-bf67-454c-8cff-c3a44709f31a

Payment Splitup

S.No	Description	Amount
1	Selfcertification Fees	33353
2	Regularization charges	-
3	Development charges	-
4	Labour Fund charges	27236
	Total Fees	60589

Amount In Words : Rupees Sixty Thousand Five Hundred Eighty Nine Only

With Regards,
RDPR



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