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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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

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/WDCN13/00149/2026		CMDA/PP/NHRB/S/0581/2025 - 09/03/2026	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N 181(M to N14)	01/04/2026	01/04/2026

மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address	HRPL Homes and Infrastructures Pvt Ltd. Rep by its Director Thiru.S.S.Prasad Babu GPA for Vasanthi and Sowmiya-DOOR No.11/42, 12th AVENUE ASHOK NAGAR, CHENNAI.
மேம்பாட்டு தன்மை / Service Type	CMDA Proposal- only for Building Permit
மனை அமைவிடம் / Plot address	Block No:49,WARD-1,Plot No:MAHALAKSHMI AVENUE, Survey No:TS.8/1&8/2,LAKSHMIPURAM, New Beach Road,Thiruvanmiyur,Thiruvanmiyur,Thiruvanmiyur,
Building License Fees	276000
Road cut charges - CMWSSB SEWERAGE	19500
Road cut charges - CMWSSB, WATER	14600
Road cut charges - TNEB	14600
Scrutiny Fees	3000
மொத்தக் கட்டணம்/ Total (In Rs.)	327700

Amount (in words): Rupees Three Lakh Twenty Seven Thousands Seven Hundred Only

M.W.G.W.F. DD Details : DD Number: 519063 Amount: 362000 Rs. Date:26/03/2026 Bank:CITY UNION BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 30/09/2026 31/03/2031

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி

This Sanction will expire if the construction is not started with in 30/09/2026

If Construction started Building Permit is valid up to 31/03/2031

01/4/26

Assistant Executive Engineer (T.P.)

01/04/26

Executive Engineer (T.P.)

GREATER CHENNAI CORPORATION

CHENNAI - 600003.

GUIDELINES FOR CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT

In exercise of the powers conferred under section 199 of TNULB ACT 2023 and the Construction & Demolition Waste Management rules, 2016 and in order to ensure effective Construction & Demolition Waste Management in the Corporation of Chennai, the council hereby makes the Construction and demolition waste management Guidelines 2025.

1) **Waste Generator:** is defined by the C&D Rules as any person or association of persons or instructs residential and commercial establishments including Indian railways, airport, port and harbour and defence establishments who undertakes construction or demolition of any civil structure which generate C&D Waste. For this purpose "waste generators" shall be divided into four types and the definition for different types of waste generators are follows.

   i. **Micro generators**: The small generation who occasionally generate C&D Waste less than 1 MT from minor house repairs, broken ceramic sanitary ware like tiles, bathtubs, commodes, washbasins etc.

   ii. **Small Generators:** Those that generate C&D waste during building renovation, remodeling or repairor maintenance works etc. where the total amount of C&D Waste generated in the entire project is more than 1 MT and less than 20 MT per day.

   It is clarified that if the project generates (a) an aggregate of 300 MT of C&D Waste per month and/or (b) pertains to demolition work covering an area equal to or more than 600 square metres, and/or (c) construction or building repair work covering an area equal to or more than of 6000 square metres, the waste generator will not be considered as a "Small Generator" and will have to comply with the requirements of a "Bulk waste generator"

   iii. **Bulk waste generators:** Waste generators who generate (a) 20 MT or more in one day or 300 MT per project in a month as identified separately in the C&D Rules and/or (b) demolition work covering an area equal to or more than 600 square metres, and/or (C) construction or building repair work covering an area equal to or more than 6000 square metres. They shall dispose the C&D waste at the processing location.

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.