Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

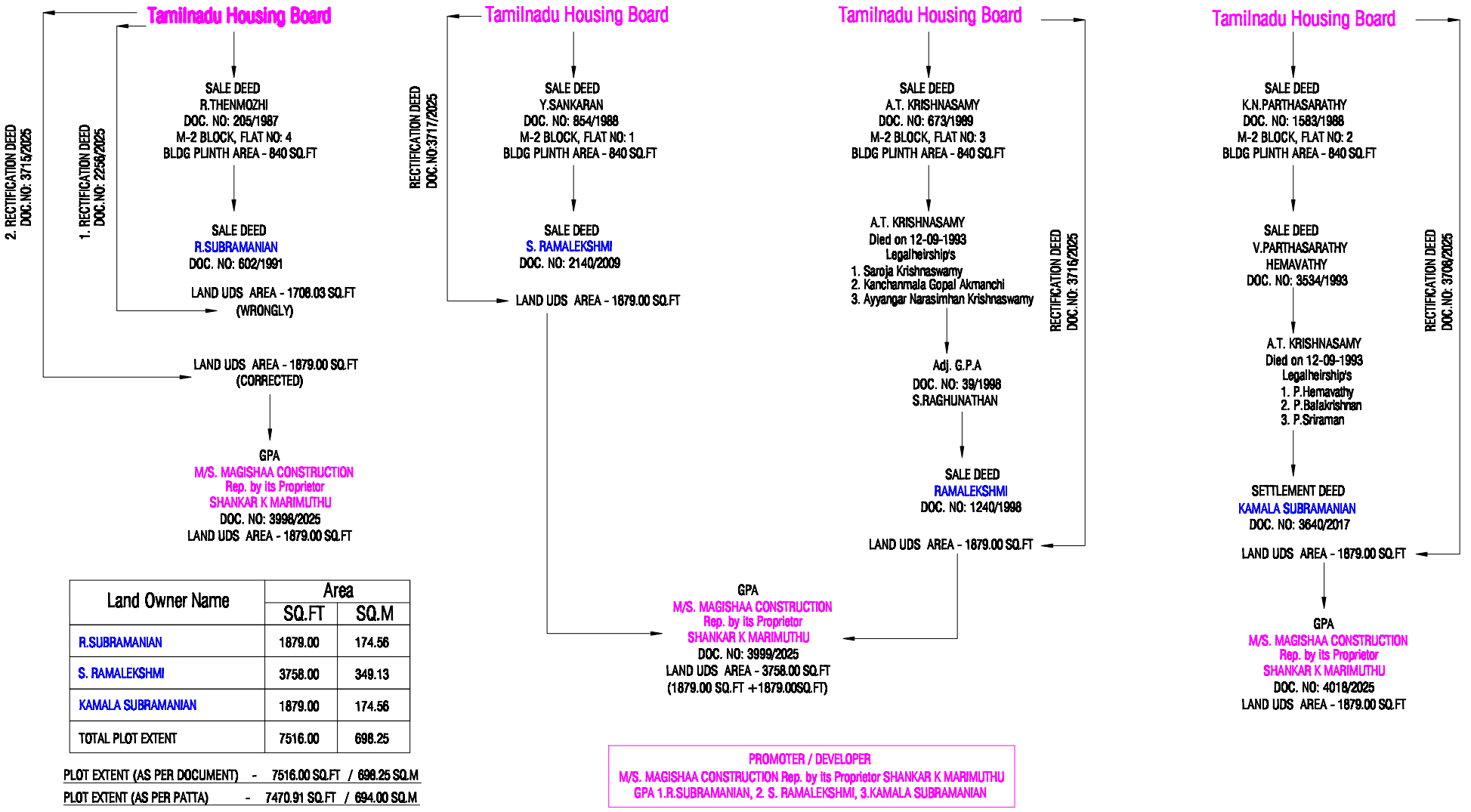
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Site Address : HAMSAVERDE APARTMENTS, STILT FLOOR+5 FLOORS RESIDENTIAL BUILDING (18.30 m HEIGHT) WITH 15 DWELLING UNIT AVAILING WITH PREMIUM FSI AT BLOCK NO. M2, EAST AVENUE ROAD, TNHB, KORATTUR SCHEME, KORATTUR, CHENNAI - 80. COMPRISED IN OLD T.S.NO. 34 Part, 35 Part, 36 Part, 37 Part, 38 Part, 39 Part, 40 Part AND OLD S.NO. 1178/1 Part, 1179 Part, 1180/1 Part, NEW T.S.NO. 39, WARD-E, BLOCK NO: 81 OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

OWNERSHIP FLOW CHART & AREA STATEMENT



Land Owner Name	Area	
	SQ.FT	SQ.M
R.SUBRAMANIAN	1879.00	174.56
S. RAMALEKSHMI	3758.00	349.13
KAMALA SUBRAMANIAN	1879.00	174.56
TOTAL PLOT EXTENT	7516.00	698.25

PLOT EXTENT (AS PER DOCUMENT) - 7516.00 SQ.FT / 698.25 SQ.M

PLOT EXTENT (AS PER PATTA) - 7470.91 SQ.FT / 694.00 SQ.M

PROMOTER / DEVELOPER
M/S. MAGISHAA CONSTRUCTION Rep. by its Proprietor SHANKAR K MARIMUTHU
GPA 1.R.SUBRAMANIAN, 2. S. RAMALEKSHMI, 3.KAMALA SUBRAMANIAN

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.

DEVELOPERS REGISTRATION CERTIFICATE

This is to certify that the Company / Partners of Firm / Proprietary Firm / Individual MAGISHAA CONSTRUCTION represented by its

Managing Director / Partner / Proprietrix Thiru / Tmt. / M/s. MAGISHAA CONSTRUCTION Represented by its Proprietor SHANAKAR K MARIMUTHU has enrolled as Registered Professionals with this Chennai Metropolitan Development Authority (CMDA).

The Company / Partners of Firm / Proprietary Firm / Individual is Registered as a Registered Professional and given the Registration No. RD/2025/9/0053 on 08-Sep-2025. The Company / Partners of Firm / Proprietary Firm have to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, Registration of Professionals, Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(ms) No.18, MAWS (MA1) Dept. Dated. 04.02.2019

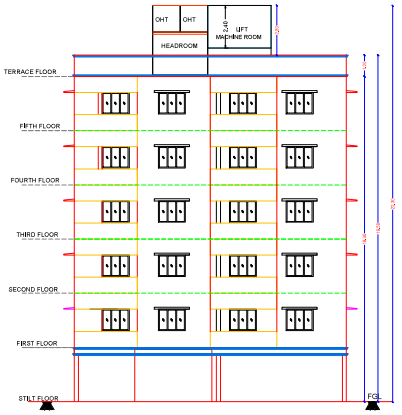
This Registration is valid upto **07-Sep-2030**.

Signature valid.
Name :M K Asha Parveen
Designation :Superintendent
Date :09/08/2025 8:09:58 PM

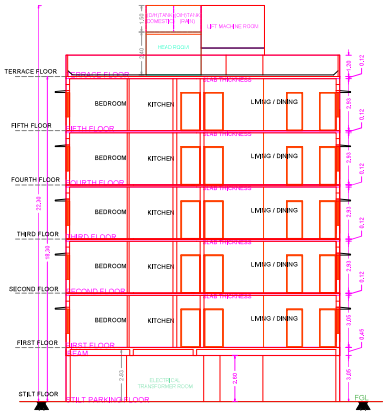


M K Asha Parveen

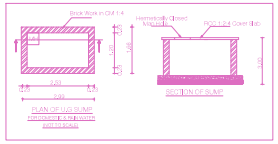
Superintendent

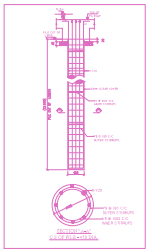


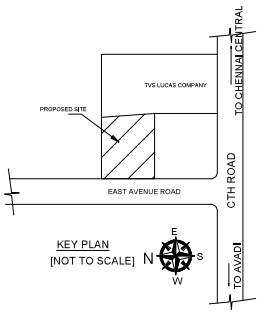
FRONT ELEVATION

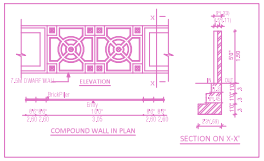


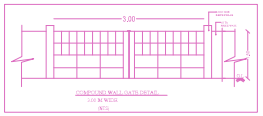
SECTION - AA











PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING)+ 5 FLOORS RESIDENTIAL BUILDING (18.30 M HEIGHT) WITH 15 DWELLING UNITS AVAILING WITH PREMIUM FSI AT BLOCK NO. M2, EAST AVENUE ROAD, TNHB, KORATTUR SCHEME , KORATTUR, CHENNAI- 80 COMPRISED IN OLD T.S.NO. 34 PART, 35 PART, 36 PART, 37 PART, 38 PART,39 PART AND 40 PART AND OLD S.NO.1178/1 PART, 1179 PART, 1180/1 PART, NEW T.S.NO.39 , WARD E, BLOCK NO. 81 OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORTATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	694,00
AREA AS PER DOCUMENT	698,25
AREA CONSIDERED FOR FSI	694,00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	1888,56
FSI FACTOR	2,721
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

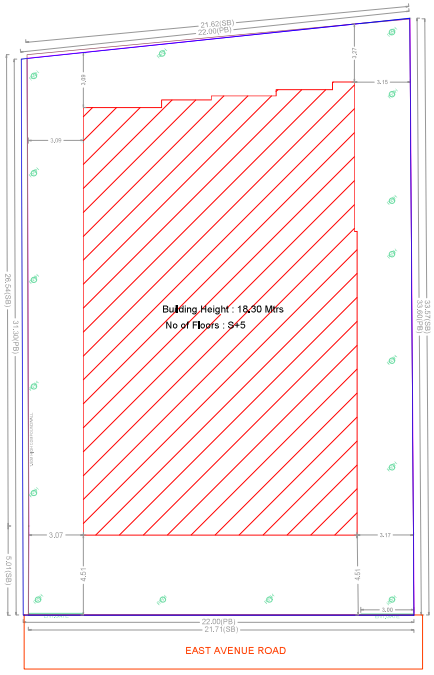
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	0	11
CYCLE	-	0

FLOOR WISE FSI STATEMENT: BLOCK (M2)

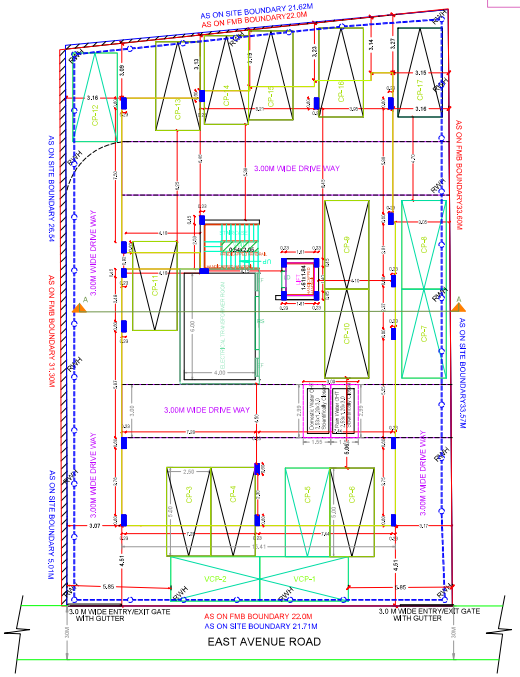
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	28,81	0,00	0,00	0	28,81
FIRST FLOOR	0,00	371,95	0,00	0,00	3	371,95
SECOND FLOOR	0,00	371,95	0,00	0,00	3	371,95
THIRD FLOOR	0,00	371,95	0,00	0,00	3	371,95
FOURTH FLOOR	0,00	371,95	0,00	0,00	3	371,95
FIFTH FLOOR	0,00	371,95	0,00	0,00	3	371,95
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	1888,56	0,00	0,00	15	1888,56

BUILDING WISE FSI STATEMENT

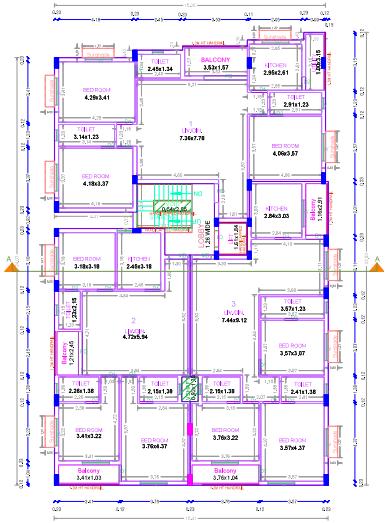
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (M2)		0,00	1888,56	0,00	0,00	15	1888,56
Total		0,00	1888,56	0,00	0,00	15	1888,56



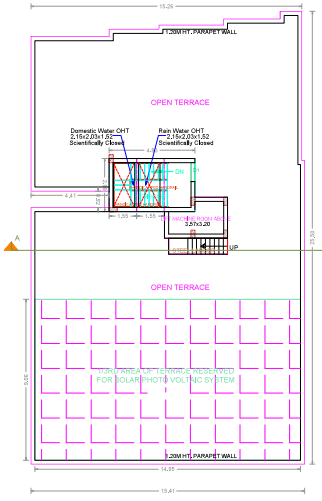
SITE PLAN



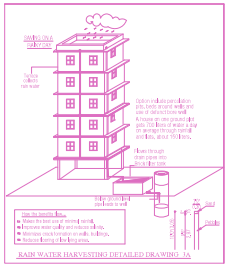
SITE CUM STILT FLOOR PLAN



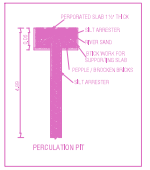
TYPICAL - 1-5 FLOOR PLAN



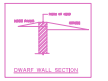
TERRACE FLOOR PLAN



RAIN WATER HARVESTING DETAILED DRAWING 1A



PERCULATION PIT



DWARF WALL SECTION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP (MD)No.8948 of 2019 and WMP (MD) Nos.8912 & 8913 of 2019.

Signature valid

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_X_1189.00_MM)

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.

File No. **: CMDA/PP/NHRB/N/0660/2025** Date : 19/12/2025

To

The Principle Chief Engineer,

Greater Chennai Corporation

Ripon Building,

Chennai - 600 003.

Sir,

Sub: CMDA – Area Plans Unit - NHRB (North) - Planning Permission for the proposed construction of Stilt Floor+ 5 Floors Residential building (18.30 m Height) with 15 Dwelling units availing with Premium FSI at Block No. M2, East Avenue Road, TNHB, Korattur Scheme , Korattur, Chennai- 80 comprised in Old T.S.No. 34 Part, 35 Part, 36 Part, 37 Part, 38 Part,39 Part and 40 Part and Old S.No. 1178/1 Part, 1179 part, 1180/1 part, New T.S.No.39 , Ward E, Block No. 81 of Korattur village within the limits of Greater Chennai Corporation – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

Ref:

1. PPA received in SBC. CMDA/PP/NHRB/N/0660/2025 dated 13.08.2025
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.MS.No.18, Municipal Administration & Water Supply (MAI) Dept, dated 04.02.2019.
7. CMDA office order No.7/2019, dated.12.03.2019.
8. This office letter even no. (via online) Dated 01.09.2025
9. Applicant letter and revised plan (via online) Dated 15.09.2025
10. This office letter even no online DC letter dated 23.09.2025
11. The Applicant paid DC and other charges through online vide Receipt No. CMDA/PP/Ch/20080/2025 dated 18.12.2025

The Planning Permission Application received for the proposed construction of Stilt Floor+ 5 Floors Residential building (18.30 m Height) with 15 Dwelling units availing with Premium FSI at Block No. M2, East Avenue Road, TNHB, Korattur Scheme , Korattur, Chennai- 80 comprised in Old T.S.No. 34 Part, 35 Part, 36 Part, 37 Part, 38 Part,39 Part and 40 Part and Old S.No. 1178/1 Part, 1179 part, 1180/1 part, New T.S.No.39 , Ward E, Block No. 81 of Korattur village within the limits of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter 10th cited.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.4,533.00	CMDA/PP/Ch/19574/2025 & dt. : 13 August, 2025
II	Scrutiny Fees	Rs.2,296.00	CMDA/PP/Ch/19959/2025 & dt. : 15 September, 2025
III	Balance Scrutiny Fees	Rs.2,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025

IV	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025
V	Development charges for building per Sq. m.	Rs.24,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025
VI	Security Deposit for Building	Rs.4,32,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025
VIII	I & A Charge	Rs.7,10,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025
IX	Premium FSI Charges	Rs.1,91,29,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025
X	IDC - CMWSSB (For sewered area only)	Rs.6,67,000.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025
XI	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/20080/2025 & dt. : 18 December, 2025

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0500/2025 dated 19/12/2025** in **Planning Permit No. OL-02452** are sent herewith. The **Planning Permit** is valid for the period **from 19/12/2025 to 18/12/2033**.
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.
5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.
6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Engineer / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.
7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect

whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's 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 CMDA is not the competent authority to decide on this matter.

8. **As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.**
9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
12. The Applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz. namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA

The Professionals who have registered as Registered Engineer/ Architect, Registered structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail.

Yours faithfully,

Signature valid

Name :P. Saravanan
Designation :Assistant Planner
Date :12/19/2025 5:22:48 PM

Name: P Saravanan

Designation: Assistant Planner

Date: 19 December, 2025

For

Chief Planner

Area Plan Unit

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

M/s. Magishaa Constructions
Rep by its Prop. Tvl. Shankar K.Marimuthu
(GPA of Tvl.S.Ramalekshmi ,
Kamala Subramanian and R Subramanian)
No. W21/W96 , W Block ,
2nd Street, Anna Nagar,
Chennai – 600 040.

The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

The Chairperson
TNRERA,
Plot Nos.586, 587 & 588,
1st & 2nd Avenue, Anna Nagar East,
Chennai – 600102.

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/WDCN07/00058/2026		CMDA/PP/NHRB/N/0660/2025 - 19/12/2025	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N07	N087	02/03/2026	31/12/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MAGISHAA CONSTRUCTION Represnted by its Proprietor Tvl.SHANKAR K. MARIMUTHU GPA-Tvl.S.Ramalekshmi , Kamala Subramanian and R Subramanian) No. W21/W96 , W Block , 2nd Street, Anna Nagar, Chennai 600 040.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:81, WARD NO: E,Plot No:BLOCK NO M2, Survey No:T.S.No.39, TNHB EAST AVENUE,TNHB KORATTUR(N087),KORATTUR(N087),Korattur, Chennai, 600080	
Building License Fees		447700	
Road cut charges - CMWSSB SEWERAGE		91700	
Road cut charges - CMWSSB, WATER		91700	
Road cut charges - TNEB		91700	
Scrutiny Fees		2400	
Workers Welfare Board		590700	
மொத்தக் கட்டணம்/ Total (In Rs.)		1315900	

Amount (in words): Rupees Thirteen Lakhs Fifteen Thousands Nine Hundred Only

Amount (In Rs.): 1315900

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 01/03/2031

Permit Valid upto 01/03/2031

Digitally Signed by Rajendran R
Date: 02-Mar-2026 (13:23:46)

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.

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

C and D waste but sent separately to TNPCB authorized recyclers or to hazardous waste disposal sites at their own cost and furnish proof of compliance whenever demanded.

Non compliance of getting Constructions and Demolition Waste Management plan and payment of user charges will attract the penalties.

It is Inevitable to penalize those who generate Construction and Demolition waste who do not comply with the one mentioned frame work.

LIST OF APPROVED CONSTRUCTION& DEMOLITIONWASTE MANAGEMENT SITES DESIGNATED BYGCCFOR PROCESSING

Zone	Division	Name of the Facility & Address	Zones covered
4	37	Construction and Demolition waste processing facility, Kodungaiyur Dumping Ground	Zones 1 to 8
14	184	Construction and Demolition waste processing facility, Perungudi Dumping Ground	Zones 9 to 15

ILLUSTRATIVE RATES FOR SERVICE CHARGES

Part I – Service Charges payable by Waste Generators except Bulk waste Generators

S.No	Type of Waste Generators (excluding bulk waste generators)	Service charges in INR
1.	For collection and Transportation of C&D waste	1. Upto 1000 kg – free of cost 2. Rs. 2500.00 per 1MT (above 1MT and less than 20 MT) if GCC service requires.

* These rates are indicative and, in the event, the GCC wants to change the Service fee from the above-mentioned rates due to any reason, it should cover the following costs for the GCC and /or private service provider on an aggregate basis:

1. Loading of C&D waste (manpower and equipment such as JCB) and Transportation costs from waste generation point to C&D waste collection centres / waste processing facilities (i.e fuel, maintenance costs of the vehicles and manpower) @ Rs.2500/- per MT
2. Costs of processing C&D Waste at the processing facilities @ Rs.800/- per MT

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

Part III-Section2

Statutory Notifications and Orders issued by Heads of Departments.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

MUNICIPAL ADMINISTRATION AND WATER SUPPLY DEPARTMENT GREATER CHENNAI CORPORATION, CHENNAI-600 003.

GUIDELINES FOR CLEAN AND SAFE CONSTRUCTION FOR GREATER CHENNAI CORPORATION
(S.WM.C.No.A7/2618/2025)

No.SROC-28(a)/2025.

Construction activities such as demolition, excavation, hammering, crushing, mixing, material handling, vehicle movement, etc. are known to emit various pollutants, most commonly dust-containing particulate matter (PM10 and PM2.5), that, when resuspended, go on to affect air quality. Recognizing the significant impact of construction activities on air quality within Chennai, the Greater Chennai Corporation (GCC) has developed the Guidelines for Clean and safe Construction to mitigate air pollution, safeguard public health and ensure sustainable urban development. These guidelines are designed to mitigate air pollution arising from building constructions, Ready-Mix Concrete (RMC) or batching plants, and other construction works in Chennai.

The guidelines are as follows:

1. At project sites of site area up to one acre, the perimeter of the sites shall be barricaded with tin/ metal sheets of height 6 m to prevents spillage of dust and debris to exterior locations.**(High significance)**

2. At project sites of site area greater than one acre or building greater than 70 m and all RMC plants, the perimeter \ of the site shall be barricaded with tin/ metal sheets of height 10 m to prevents spillage of dust and debris to exterior locations.**(High significance)**

3. All structure(s) to be demolished/ constructed shall be covered with high-density fabric/ tarpaulin/double-layered green net to prevents spillage of resuspended dust particles. Adequate sprinkling / anti-smog guns focused on the dust-emitting sources shall also be under taken to control dust generation during demolition / construction activities. **(High significance)**

4. There shall be continuous manual / mechanical water sprinkling /water fogging focused towards activity to prevent dust emissions during critical dust-generating activities like demolition, excavation, cutting, drilling, polishing, mixing and any similar dust-generating activity to prevent resuspension of dust. **(High significance)**

5. All construction material, excavated earth and C&D waste shall be stored on the site, not dumped on public roads or pavements and shall be covered with high-density polyethylene sheet/ tarpaulinof at least 200 GSM to avoid wind-blown dust resuspension. **(High significance)**

6. The constructor shall undertake regular housekeeping of the site multiple times throughout the day by brooming, cleaning, and sprinkling to ensure minimization of dust particles. **(Medium significance)**

7. Any waste materials generated during construction may be transported to designated areas on sites by use of covered trays, dust chutes etc. to prevent re suspension by exposure to wind. Properly covered lift shafts under construction shall also be alternatively used as dust chutes. **(High significance)**

8. All left over construction material/ construction and demolition waste generated on-site may be treated in accordance with C&D Waste Management guidelines of the GCC and be segregated and transported to GCC-designated C&D Waste Management facilities as soon as possible as directed by the C&D waste management guidelines of GCC. **(High significance)**

9. All vehicles transporting materials and C&D waste shall not be overloaded to avoid spillage and shall have their storage areas completely covered from top and sides with tarpaulin to prevent re suspension of dust by exposure to wind. Ensure covering remains secured in place during transport. **(High significance)**

10. Manual / mechanical wheel washing shall be undertaken for all vehicles immediately before their exit from the site. Periodic cleaning of entry / exit points and approach roads shall be undertaken to prevent the spread of dust/muck by vehicles on to adjoining roads. **(High significance)**

11. The constructor shall deploy CCTV monitoring at high-rise building project sites (building height above 18.5m) to ensure that personnel are following appropriate air pollution mitigation measures. CCTV footage shall be made available to GCC authorities for inspection as and when required. (**High significance)**

12. The constructor shall deploy sensor-based air pollution monitors at high-rise building project sites(building height above18.5m),with atleast two sensors placed on the perimeters in up wind and down wind directions respectively. The constructor shall act immediately upon recording high pollution levels on sites. Monitoring records shall be made available to GCC authorities for inspection as and when required. **(High significance)**

13. DG sets operational zed on sites shall run on clean fuels such as LPG/ PNG / Electricity, dual fuel mode, or be equipped with Emission Control Devices, and be operated in accordance with MoEFCC guidelines. **(High significance)**

14. Security measures (Alarm System, Safety measures) must be in place in constructions sites like large apartments, commercial complexes.**(High significance)**

15. All vehicles transporting materials and / or C&D wastes shall possess valid Pollution under Control (PUC) certification. **(High significance)**

16. The constructor shall designate a site engineer / environment engineer/ project manager or any other appropriate site personnel at the managerial level to develop an air pollution mitigation plan for the lifecycle of the project and oversee its implementation. **(Medium significance)**

17. Site personnel, labour, and any other staff shall be sensitized by the constructor towards the reduction of air pollution by careful conduct of all construction-related activities. The constructor shall also install informational boards/ posters at the site for visual reference of workers on site. **(Low significance)**

18. Proper Personal Protective Equipment (PPE), such as respiratory masks, goggles, and protective gear, should be made available to protect workers from breathing in dangerous airborne particles. **(Medium significance)**

Penalties for violators:

(a) GCC may undertake spot inspections at sites to ensure mitigation measures are being adhered to, and the constructor shall endeavour to provide access to site and project records as and when demanded.

(b) Any constructor found violating afore mentioned guideline shall be penalized as given below:

SNo	Area of Project	Penalties for High Significant Category violators	Penalties for Low & Medium Significant Category violators
1	Violations for built-up area (BUA)above 20,000 sqm	Rs.5,00,000/-	Rs.1,00,000
2	Violations for Builtup area (BUA) above 500 sqm and up to 20,000 sq m BUA	Rs.25,000/-	Rs.10,000
3	Violations for plot Builtup area (BUA) 300 sqm and upto 500 sq m	Rs. 10,000/-	Rs.1000

In case of Medium / Low significant violations, notice for rectification of violations will be issued to the construction site and 15 days of time will be given to rectify issues. If repairs are not rectified after 15 days, a fine will be imposed according to the Construction site area. After that, a grace period of 7 days will be given to them after which, if the repairs are not rectified, the notice will be issued to stop the construction activities in the site.

In case of high significant violations, notice for rectification of violations will be issued to the construction site and 15 days of time will be given to rectify issues. If repairs are not rectified after 15 days, a fine will be imposed according to the Construction site area. After that, a grace period of 7 days will be given to them after which, if the repairs are not rectified, the notice will be issued to stop the construction activities in the site.

*****

அறிவிப்பு

1. 1919 வருடத்திய சென்னை மாநகராட்சி சட்டம், பிரிவு 107 மற்றும் 243 ன் படி இக்கட்டிட அனுமதி பேரில் கட்டடம் கட்டப்பட்டாலோ அல்லது கட்டிடம் முடிவுற்றாலோ, கட்டிட உரிமையரளர், கட்டிடம் முடிவுற்ற 15 நாட்களுக்குள் அல்லது குடிபுகுந்த நாள், இதில் எது முன்கூட்டி வருகிறதோ, அதற்கு முன் சென்னை மாநகராட்சி ஆணையாளருக்கு தொிவிக்கத் தவறினால் ரூ. 50 க்கு மிகாமல். அபராதம் விதிக்கப்படும் என அறிவிக்கப்படுகிறது.

2. இந்த சட்டம் தொடங்கிய நாளிலிருந்து சென்னை மாநகராட்சி ஆணையாளரிடமிருந்து சான்றிதழ் பெறாமல் உள்ள கட்டப்படும் கட்டிடங்களுக்கு ரூ.100 ற்கு மேற்பட்டு வருட வரி மதிப்பீடு செய்த கட்டிடங்களுக்கும் போதிய பாதுகாக்கப்பட்ட குடிநீரும், கழிவு நீர் வசதிகளும் செய்து தருவது சட்டத்திற்கு உட்பட்டது ஆகாது என அறிவிக்கப்படுகிறது.

3. தண்ணீரை பயன்படுத்தி துய்மையாக்கும் கழிப்பிடங்களை அமைப்பது நகரத்தின் சுகாதார நலன் கருதி அடிப்படைத் தேவையானதும் மிக முக்கியமானதும் என ஆணையாளர் கருதுவதால் ஒவ்வொரு வீட்டிலும் அவை அமைக்கப்பட வேண்டுமென வற்புறுத்தப்படுகிறது.. தண்ணீரைப் பயன்படுத்தி தூய்மையாக்கும் கழிப்பிடத்துடன் நச்சுத்தடை மலக்குழி அமைந்த வரைபடம் ஒப்புதல் அளிக்கப்பட்டு விட்டதென கருதி, கழிப்பிடம் மலக்குழியுடன் மற்றும் நீர் குழாயுடன் இணைக்க பாடவிட்டால், ஆணையாளர், சென்னை மாநகராட்சி சட்ட 1919 ன் பிரிவு 186 படி அவருக்கு கொடுக்கப்பட்ட அதிகாரங்கள் மற்றும் உரிமைகளின் அடிப்படையில் நடவடிக்கை எடுக்க தடை இல்லை என அறிவிக்கப்படுகிறது.

4. அடித்தள மட்டம் கட்டிடத்தின் எல்லையை ஒட்டியுள்ள சாலை அல்லது தெருவின் மையப் பகுதியிலிருந்து 0.91 மீட்டர் உயர்த்தப்பட வேண்டும் சான்று அளிக்கப்பட்ட இடத்திற்கு அப்பால் பொது இடத்தில் ஆக்கிரமிப்பு ஏற்படாதவாறும் பக்கத்து வீட்டின் எல்லைக்கு அப்பாலும் ஏற்படாதவறும் பார்த்துக் கொள்ள வேண்டும். ஈரத்தடுப்புடைய, ஈரம் ஊடுருவ முடியாத தரை அமைக்கப்பட வேண்டும் கதவு மற்றும் சன்னல்கள் பொது இடத்தின் எல்லையை கடந்து ஆக்கிரமிப்பு செய்ய ஏதுவாக வெளிப்பக்கம் திறக்குமாறு வைக்கக்கூடாது. புதுபடிக்கட்டுகள் விண்ணப்பதாரரின் எல்லைக்குள் அமைய வேண்டும் கட்டிடம் பணிகள் நடக்கும் காலங்களில் மாநகராட்சி அலுவலர்களும் அதிகாரிகளும், பார்வையிட வாய்ப்பு உள்ளதால் மனையில் ஒப்புதல் பெற்ற வரைபடத்தின் நகலை எப்போதும் தயாராக வைத்திருக்க வேண்டும். உதவி செயற் பொறியாளர் மற்றும் சார்நிலை அலுவலர்கள் வரைப்படம் கேட்கும்போது காணபிக்கப்பட வேண்டும்.

5. 1.2 மீட்டர் நீளம் மற்றும் 0.60 மீட்டர் குறைந்தபட்ச அகலமுள்ள பலகையில் திட்ட அனுமதி எண், நாள் அனுமதிக்கப் பட்ட தளங்கள் ஆகியவற்றைக் குறிப்பிட்டு, நன்றாக தொியும்படி மனையில் வைக்கப்படவேண்டும்.

6. கட்டிட அனுமதி வழங்கப்பட்ட பிறகு கட்டப்படும் கட்டுமானங்கள், ஒப்பளிக்கப்பட்ட வரைப்படங்களிலிருந்து மாறுபடுமானால் உங்களால் செலுத்தப்பட்ட பிணைவைப்புத்தொகை திரும்பத்தரப்பட மாட்டது.

7. கட்டப்படும் கட்டிடத்தின் தரம் IS 486 IS 875. IS 1893 ஆகிய இந்தியகட்டிட தரக்கட்டுப்பாட்டு விதிகளின்படி அமைக்கப்பட வேண்டும் மற்றும் கட்டிட வரைபட அனுமதியின் போது கொடுக்கப்பட்ட டிசைன் வரைபடத்தில் காட்டியபடி எஃகு கம்பிகள், காங்கிரிட் ஆகியவை கொண்டு கட்டிடம் கட்டப்பட வேண்டும்.

8. மழைநீர் சேமிப்பு அமைப்புகள் வரைபடத்தில் காட்டியபடி அமைக்கப்படாவிட்டால் கட்டிட வரைபடத்திலிருந்து மாறுப்பட்ட கட்டிடமாக கருதப்பட்டு விதிகளின்படி தக்க நடவடிக்கை எடுக்கப்படும்.

9. கட்டிட அனுமதி மனுதாரர் தனது மனுவில் கொடுத்த தகவல்கள் உண்மைக்குப் புறம்பானது நடைமுறை வழக்கத்திற்கு மாறானது மற்றும் மோசடியான வழிமுறை ஆகியவற்றின் பேரில் அளிக்கப்பட்டதாக இருந்தால் கட்டிட அனுமதியை மாற்றவோ முழுமையாக திரும்பப் பெறவோ, சென்னை மாநகராட்சி முனிசிப் சட்டம் 1919 (CCMC Act 1919) பிரிவு 365(4)ன் படி நடவடிக்கை எடுப்பதற்கு ஆணையருக்கு முழு அதிகாரம் உண்டு.

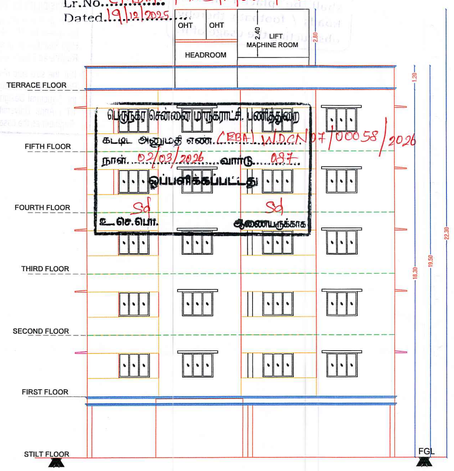
10. பெருநகர சென்னை மாநகராட்சியால் சட்ட பூர்வமாக திட்ட அனுமதி கட்டிட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பெயரில் நில உரிமையினை உறுதிபடுத்தவில்லை. திட்ட அனுமதி அளிப்பதற்கு முன்பு, விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் (கிரயப்பத்திரம், குத்தகை பத்திரம், பட்டா தானப்பத்திரம் பொது அதிகாரப் பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிபார்க்கப்படுகிறது. அதன் மூலம் முதற்கட்டமாக விண்ணப்பதாரருக்கு வளர்ச்சி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது. சொத்தினை வாங்க விரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிப்படுத்திக் கொள்ள வேண்டும். மேலும், அதன்மேல் வேறு யாரும் தனி நபர் உரிமை கோரினால் அவர்கள் அதனை பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய பெருநகர சென்னை மாநகராட்சி பொருத்தமான அமைப்பு அல்ல.

11. மனுதாரர் இந்த கட்டிட அனுமதியில் குறிப்பிட்டுள்ள இடத்தில் கட்டிடம் கட்டுவது தொடர்பான பதிவு சான்றிதழ் கட்டாயமாக இயக்குனர்கம் தொழிற்சாலை பாதுகாப்பு மற்றும் சுகாதாரம் அவர்களிடம் ,இருந்து பெற வேண்டும், இச்சான்றிதழ் பிரிவு 7, கட்டிடம் மற்றும் கட்டுமான தொழிலாளர் (வேலை வாய்ப்புமுறைப்படுத்தல் மற்றும் சேவை கட்டுப்பாடு) சட்டம் 1996 ன் படி பெற வேண்டும்.

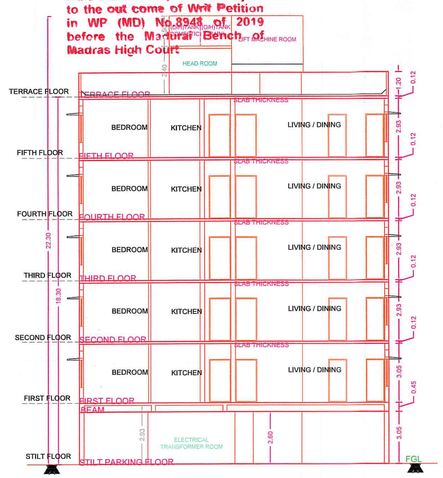
12. இந்திய அரசு அறிவிப்பு எண் N656. நாள் 24.11.1995 ன் படி இரண்டு அடுக்கு மற்றும் அதற்கு மேற்பட்ட அடுக்குமாடி குடியிருப்பின் தரை தளத்தில் தபால் பெட்டி (Letter Delivery Box) பொருத்தப்பட வேண்டும்.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0660/2025
Dated 19/11/2025

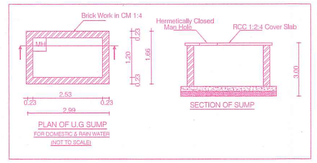
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

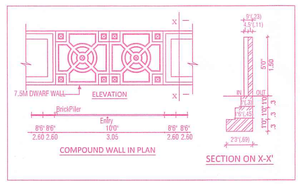


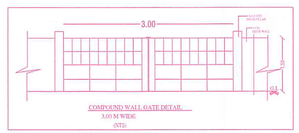
FRONT ELEVATION

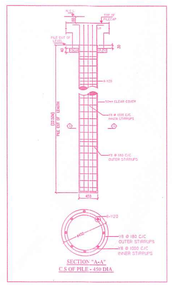


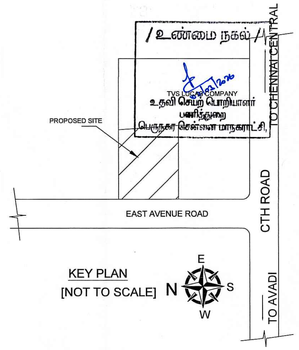
SECTION - AA











PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING)+ 5 FLOORS RESIDENTIAL BUILDING (18.30 M HEIGHT) WITH 15 DWELLING UNITS AVAILING WITH PREMIUM FSI AT BLOCK NO. M2, EAST AVENUE ROAD, TNHB, KORATTUR SCHEME , KORATTUR, CHENNAI- 80 COMPRISED IN OLD T.S.NO. 34 PART, 35 PART, 36 PART, 37 PART, 38 PART,39 PART AND 40 PART AND OLD S.NO.1178/1 PART, 1179 PART, 1180/1 PART, NEW T.S.NO.39 , WARD E, BLOCK NO. 81 OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORTATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	694.00
AREA AS PER DOCUMENT	698.25
AREA CONSIDERED FOR FSI	694.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1888.56
FSI FACTOR	2.721
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

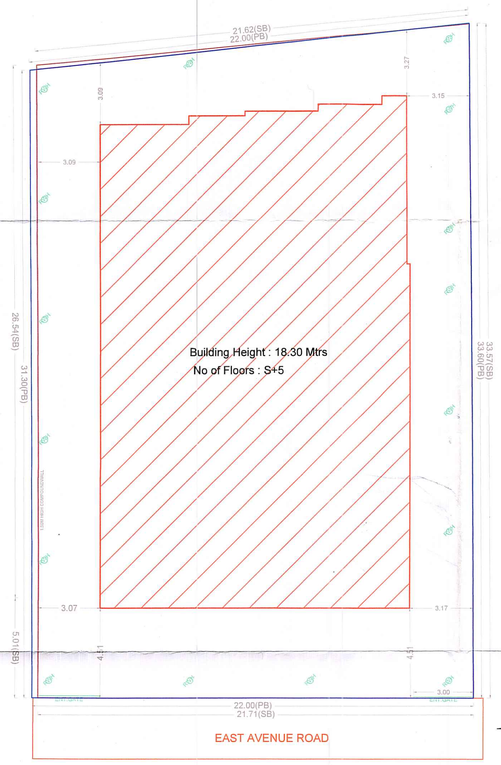
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	0	11
CYCLE	-	0

FLOOR WISE FSI STATEMENT: BLOCK (M2)

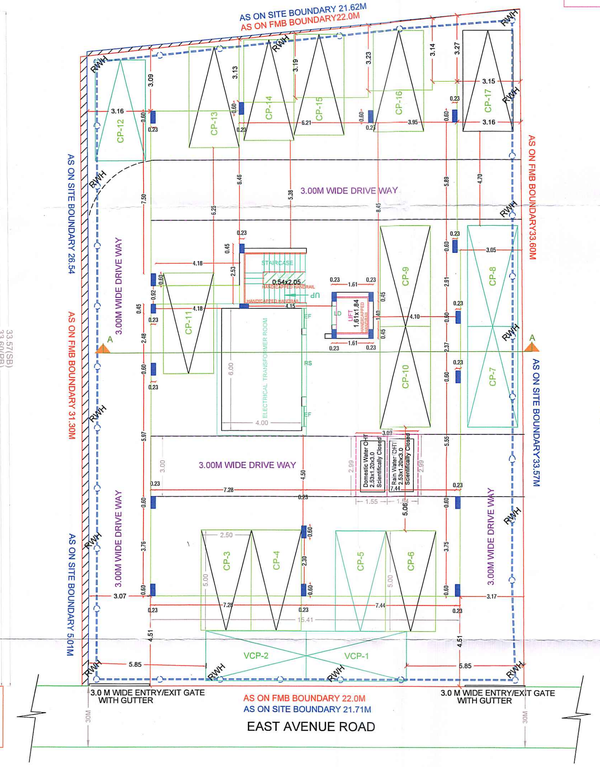
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	371.95	0.00	0.00	3	371.95
SECOND FLOOR	0.00	371.95	0.00	0.00	3	371.95
THIRD FLOOR	0.00	371.95	0.00	0.00	3	371.95
FOURTH FLOOR	0.00	371.95	0.00	0.00	3	371.95
FIFTH FLOOR	0.00	371.95	0.00	0.00	3	371.95
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1888.56	0.00	0.00	15	1888.56

BUILDING WISE FSI STATEMENT

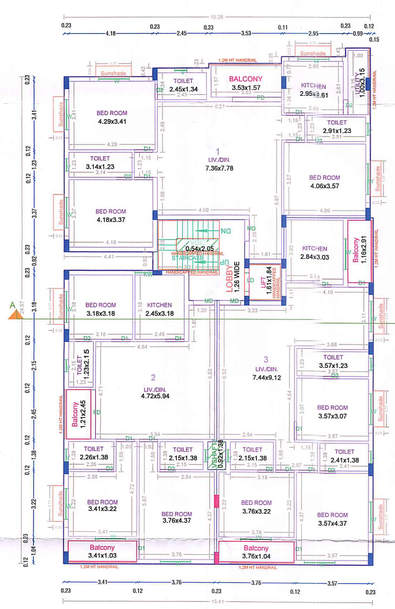
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (M2)		0.00	1888.56	0.00	0.00	15	1888.56
Total		0.00	1888.56	0.00	0.00	15	1888.56



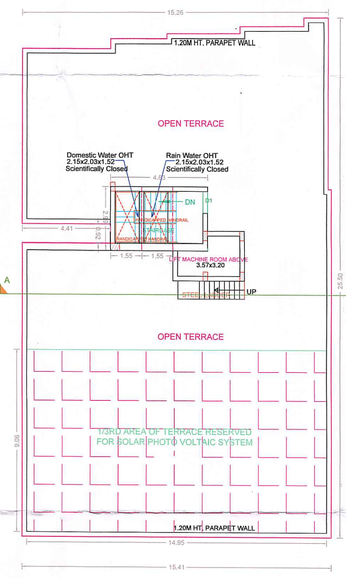
SITE PLAN



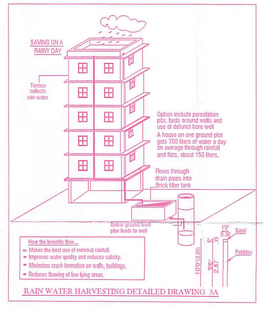
SITE CUM STILT FLOOR PLAN

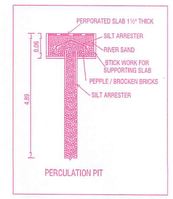


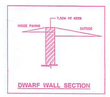
TYPICAL - 1-5 FLOOR PLAN



TERRACE FLOOR PLAN







APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid.
Digitally Signed by [illegible]
VELUSAMY M.E.,[illegible]
Sign Date: 05/15/2025 6:55:42 PM

Signature valid.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_x_1189.00_MM)

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/N/0660/2025**

Planning Permission No. : **OL-PP/NHRB/0500/2025**

Permit No. : **OL-02452** **Date of permit** : 19-12-2025

Name of Applicant with Address :	MAGISHAA CONSTRUCTION Represnted by its Proprietor SHANKAR K MARIMUTHU GPA W21/W96, W BLOCK, Chennai, CHENNAI 600040, 2ND STREET ANNA NAGAR, Korattur (GCC LB), Tamil$Nadu, Mobile No. :8124740247 Email ID :magishaa1603@gmail.com
Date of Application :	13/08/2025
Nature of Development : Proposed construction of Stilt Floor + 5 Floors Residential building (18.30 m Height) with 15 Dwelling units availing with Premium FSI	
Site Address :	Block No. M2, East Avenue Road, TNHB, Korattur Scheme , Korattur, Chennai-80comprised in Old T.S.No. 34 Part, 35 Part, 36 Part, 37 Part, 38 Part,39 Part and 40 Part and Old S.No. 1178/1 Part, 1179 part, 1180/1 part, New T.S.No.39 , Block No. 81, Ward E of Korattur village within the limits of Greater Chennai Corporation

Development Charge Paid in Rs : Rs.28,000.00/- (Rs. Twenty Eight Thousand Only)

Receipt No. : CMDA/PP/Ch/20080/2025 Date : 18 December, 2025

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 18 December, 2033 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 :P. Saravanan
Designation :Assistant Planner
Date :12/19/2025 5:23:41 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.