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
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

BY REGISTERED POST WITH ACK.DUE

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

கலைஞர் 100 1924 - 2023

Letter No.PP/NHRB/S/0878/2023, dated. 9 .04.2025

To
The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai-600 003.

Sir,

Sub: CMDA – Area Plans Unit - NHRB(South) - Planning Permission for the proposed construction of Stilt Floor(pt)+ Ground floor(pt) Gym + 4 Floors +5th Floor (part)(Height -18.30m) Residential Building with 36 Dwelling Units availing premium FSI with TOD benefits at Door No. 206&208, Padmavathy Nagar Extension Road,Velachery, Chennai Comprised in Old S.No. 643,T.S.No.1/160, Block No.176 of Velachery Village (part-I) within the limit of Greater Chennai Corporation – Rectification on survey number in Approval Letter, Planning Permit & Approved Plan – Sent – Reg.

Ref:
1. PPA received in SBC. No. CMDA/PP/NHRB/S/0878/2023 Dated 23.12.2023.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
3. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.01.2014).
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017
5. Govt. letter No.6188/UD4(3)/2017- 18 received from H&UD Dept. dated 13.6.2017.
6. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
7. CMDA office order No.7/2019, dated.12.03.2019
8. AAI NOC issued in ID - CHEN/SOUTH/B/021224/915543, dated 29.02.2024
9. This office online DC letter even No. dated.22/06/2024.

10. Applicant paid the DC and other charges to CMDA through online dated.19/08/2024.
11. Planning Permission Issued vide Letter No.PP/NHRB/S/0878/2023 Dated.21.08.2024
12. Applicant Letter Dated 28.02.2025

******

The Planning Permission for the proposed construction of Stilt Floor(pt)+ Ground floor(pt) Gym + 4 Floors +5th Floor (part) (Height -18.30m) Residential Building with 36 Dwelling Units availing premium FSI with TOD benefits at Door No. 206&208, Padmavathy Nagar Extension Road,Velachery, Chennai Comprised in Old S.No. 643,T.S.No.1/160, Block No.176 of Velachery Village (part-I) within the limit of Greater Chennai Corporation received in the 1st reference cited has been examined and Planning Permission is issued in the reference 12th cited.

It was brought to the Notice by the applicant in the ref 13th cited, that the survey number wrongly generated by the software in the Final letter, Planning Permit & Approved Plan. In this regard, verified with patta and document in detail and it is ascertained that the survey number for the site under reference is 1/60 and was inadvertently and wrongly mentioned as 1/160 instead of 1/60 in final approval letter, Planning Permit and Approved plan. etc.,

Hence, the following errata issued for the Final Approved letter and Planning Permit in the reference 11th cited.

i. In the 4th line of the subject of the Final letter, dated 21.08.2024, Survey Number to be read as as "1/60" instead of "1/160".
ii. In the 3rd line of the first paragraph of the Final letter, dated 21.08.2024, Survey Number to be read as as "1/60" instead of "1/160".
iii. In the nature of the development in Permit no. OL-01138, dated 21.08.2024, Survey Number to be read as as "1/60" instead of "1/160".
iv. In the 6th line of the title of the Approved Plan, dated 21.08.2024, Survey Number to be read as as "1/60" instead of "1/160".

The above errata letter issued for the Final Approved Letter & Permit issued in the reference 11th cited for further correspondence in future.

Yours faithfully,

17/4/25

for **Member Secretary**

17/4/25

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

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