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RE REGULATORY RECORD

RERA Document

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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

DIGITALLY VERIFIED RECORD

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN14/00155/2026		CMDA/PP/NHRB/S/0014/2026 - 10/03/2026	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N14	N186	20/04/2026	18/03/2026
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Cubes Infrastructure Rep by A Saravanan GPA for Mr.Sundar and 13 others-No: 927, First Floor, Bazaar Main Road, Ram Nagar South, Madipakkam, Chennai-600 091.	
சேவை வகை தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:407(407A &407B), Survey No:65/39A & 65/39B, SADASIVA NAGAR 2nd LINK STREET,SADASIVA NAGAR(N186),Puzhuthivakkam(N186),Madipakkam, Chennai, 600091	
Building License Fees			312300
Road cut charges - CMWSSB SEWERAGE			26100
Road cut charges - CMWSSB, WATER			19600
Road cut charges - TNEB			19600
Scrutiny Fees			1700
Workers Welfare Board			425000
மொத்தக் கட்டணம்/ Total (In Rs.)			804300

Amount (in words): Rupees Eight Lakh Four Thousand Three Hundred Only

Amount (In Rs.): 804300

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு 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 19/04/2031

Permit Valid upto 19/04/2031

Digitally Signed by Rajendran R
Date: 20-Apr-2026 (12:42:02)

Executive Engineer (T.P.)

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

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	₹ 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

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)**

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.

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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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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.