Verified RealEstate™

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 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/WDCN10/00048/2025 | | CMDA/PP/NHRB/C/0530/2024 - 19/10/2024 | |
| மண்டலம் / Zone | கோட்டம் / Ward | அனுமதி நாள் / Approval Date | மனுபெறப்பட்ட நாள்/ Application Date |
| N10 | N132 | 07/02/2025 | 11/01/2025 |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address | | Endee Shelters And Properties Private Limited GPA-FOR Mrs.NAGALAKSHMI AND 9 OTHERS, DOOR No.12,UNITED INDIA COLONY, 4th CROSS STREET,KODAMBAKKAM, CHENNAI- 600 024. | |
| மேம்பாட்டு தன்மை / Service Type | | Building Permit for CMDA Approved Plan | |
| மனை அமைவிடம் / Plot address | | Door No:12,Block No:40,Survey No:T.S.No 87/1,87/2&87/3, United India Colony Iv Cross Street,United India Colony(N132),Kodambakkam,Puliyur, Chennai, 600024 | |
| Building License Fees | | | 318400 |
| Road cut charges - CMWSSB SEWERAGE | | | 29600 |
| Road cut charges - CMWSSB, WATER | | | 22200 |
| Road cut charges - TNEB | | | 22200 |
| Scrutiny Fees | | | 1800 |
| Workers Welfare Board | | | 435700 |
| மொத்தக் கட்டணம்/ Total (In Rs.) | | | 829900 |

Amount (in words): Rupees Eight Lakh Twenty Nine Thousands Nine Hundred Only

Amount (In Rs.): 829900

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.

அனுமதி கால முடிவு 06/02/2030

Permit Valid upto 06/02/2030

Digitally Signed by K Sundararajan
Date: 07-Feb-2025 (12:40:02)

Executive Engineer (T.P.)

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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

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# 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.