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

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

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/0171/2023**
Planning Permission No.	:	**OL-PP/NHRB/0360/2023**
Permit No.	:	**OL-00504** **Date of Permit :12.09.2023**
Name of Applicant with Address	:	Thiru. N.S. Radhakrishnan GPA of Thiru. S. Vikram Flat No.7, No.E.149, 6th Avenue, Besant Nagar, Chennai – 600 090.
Date of Application	:	06.03.2023
Nature of Development Building	:	Planning Permission for the Proposed Construction of Stilt Floor + 5 Floors (18.30m Height) Residential Building with 10 Dwelling Units availing Premium FSI.
Site Address	:	Plot No.24, Door No.47, Harrington Road, 5th Avenue, Egmore, Chennai-600 031, Comprised in R.S.No.353/26, Block No.20 of Egmore Village Within the Limits of Greater Chennai Corporation.
Development Charge Paid	:	₹ **27,000/-** (Rupees TwentySeven Thousand only)
Receipt No	:	CMDA/PP/RC/0051/2023 Dated : 04.08.2023. CMDA/PP/RC/0052/2023 Dated : 04.08.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on **11.09.2031.** The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then a 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

Digitally signed by Sivamani R
Date: 2023.09.14 11:40:58 +05'30'

For **MEMBER SECRETARY**

For FOUR CEE HOUSING

PARTNER

83

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/WDCN09/00381/2023		CMDA/PP/NHRB/N/0171/2023 - 07/06/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N110	19/10/2023	16/09/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		N.S. Radhakrishnan GPA Of Thiru. S.Vikram-FLAT No:7, No:E-149, 6th AVENUE, BESANT NAGAR, CHENNAI-600090.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:47,Block No:20,Plot No:24, Survey No:RS.No:353/26, Harrington Road 5th Avenue,Chetpet,Chetpet,Egmore, Chennai, 600031	
Building License Fees		201300	
Road cut charges - CMWSSB SEWERAGE		22300	
Road cut charges - CMWSSB, WATER		16700	
Road cut charges - TNEB		16700	
Scrutiny Fees		2100	
Workers Welfare Board		535700	
மொத்தக் கட்டணம்/ Total (In Rs.)		794800	

Amount (in words): Rupees Seven Lakh Ninety Four Thousands Eight Hundred Only

Payment Details:

DD Number: 189321 Amount (In Rs.): 794800 Date: 13/10/2023 Bank: BANK OF BARODA

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 18/10/2028

Permit Valid upto 18/10/2028

Digitally Signed by Rajendran R
Date: 19-Oct-2023 (17:42:56)

Executive Engineer (T.P.)

For FOUR CEE HOUSING

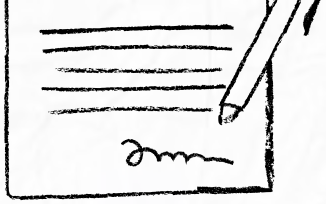
PARTNER

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.

For FOUR CEE HOUSING

PARTNER



our services doesn't just end there

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

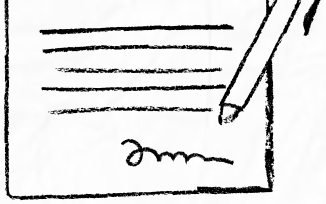
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions with smart tools

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™

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