



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™



BY RPAD

	CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416
From The Member-Secretary, Chennai Metropolitan Development Authority, "Thalamuthu-Natarajan Building", No.1, Gandhi-Irwin Road, Egmore, Chennai - 600 008.	To M/s.Cybercity Builders & Developers Pvt. Ltd.(for self GPA) No.123/1, Mangadu - Kundrathur main Road, Mangadu, Chennai - 600122

Letter No.G/11134/2022

Dated: 09.11.2022

Sir / Madam,

Sub: CMDA - Enforcement Cell (Central-I) - Renewal of Planning Permission for the Construction of revision to the earlier approved Group Housing Special Buildings - Row type houses - 11 Blocks consisting of Row House - 1 : GF+2Floors Residential Building with 16 dwelling units, Row House 2- GF+2Floors Residential Building with 26 dwelling units, Row House 3- GF+2Floors Residential Building with 28 dwelling units, Row House 4 - GF+2Floors Residential Building with 27 dwelling units, Row House 5- GF+2Floors Residential Building with 13 dwelling unit, Row House 6- GF+2Floors Residential Building with 6 dwelling units, Row House 7- GF+2Floors Residential Building with 18 dwelling units, Row House 8 and Amenity Block : GF+2Floors Residential Building with 8 dwelling units, Clinic, Creche, ATM etc, Row House 9 - GF+2Floors Residential Building with 18 dwelling units, Row House 10- GF+2Floors Residential Building with 36 dwelling units, Row House 11- GF+2Floors Residential Building with 38 dwelling units and additional construction of of Combined Triple Basement Floor for Block 1 to 3 - Block 1- GF+19Floors Residential Building with 312 dwelling units , Block 2- GF+19Floors Residential Building with 312 dwelling units, Block 3- GF+19Floors-Residential Building with 312 dwelling units, Combined Double BF for Block 4 and 5, Block 4- GF+19Floors with 508 dwelling units, Block 5 - GF+19Floors Residential Building with 312 dwelling units, Combined Triple BF for Block 6 to 8 , Block 6- GF+19Floors Residential Building with 156 dwelling units, Block 7 - GF+19 Floors Residential Building

//p.t.o//

with 156 dwelling units, Block 8- GF+19Floors Residential Building with 312 dwelling units, (Totally 2614 dwelling units) Club House Block -1 GF+2Floors, Club House 2- GF+FF, Club House 3 - GF+2Floors by amalgamating additional lands to an extent of 13030.85 sq.m and deletion of 4534.80 sq.m on the western side at S.No.765/29B2C, 765/29B1, 389/2PT, 284, 398/2PT, 397/2, 390PT, 391, 380, 379, 392 of Mangadu Village, Kundrathur Main Road, Chennai. The Planning Permission was issued vide P.P.No.C/PP/MSB/53 (S1 - S69)/2017 in Planning Permit No.11181 in letter No.C3(s)/4665/2017 dated 09.12.2017 (PP expired on 08.12.2022). The Building Permission has been obtained from The Executive Officer, Mangadu Town Panchayat , Mangadu-600122 – Applied for renewal of Planning Permission – Planning Permission validity period extended – Intimation sent - Reg.

- Ref:**
1. CMDA Planning Permission vide No.C/PPMSB/53(S1 to S69)/2017, dated 09.12.2017 in Planning Permit No.11181 in letter No.C3(s)/4665/2017 dated 09.12.2017.
 2. Government Notification dated 30.03.2017.
 3. Authority Resolution No.17/2017 dated 21.4.2017.
 4. Your renewal of Planning Permission request in letter dated 10.10.2022. Received by Grievance Cell Division.
 5. Government Housing and Urban Development [UD4(1)] Department G.O.(Ms).No. 19, dated 02.03.2022.
 6. This office order No.06/2022 dated 16.03.2022.

Kind attention is invited to the references cited. The Government In the reference 5th cited have amended the section 50 of Tamil Nadu Town & Country Planning Act 1971 by increasing the validity period of Planning Permission from 5 years to 8 years.

In view of the above, you are informed that the Planning Permit issued In the reference 1st cited is valid till 08.12.2025.

Yours faithfully,

S. K. Sub
10.11.2022
for MEMBER-SECRETARY
S. K. Sub
10.11.22



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



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](tel:+919996129996)
www.verified.realestate