

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





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority “Thalamuthu-Natarajan Building” No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chintadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/N-I/296/2024

Dated : 06-09-2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 3 Floors Commercial (Office) building at New Door No.89, Old Door No.55, Pantheon Road, Egmore, Chennai – 08 comprised in R.S.No.1619/4, Block No.50 of Egmore village Chennai, within the limit of Greater Chennai Corporation– Completion Certificate – Issued – Reg.

- Ref: 1. CMDA issued Planning Permission in P.P. No. OL-PP/NHRB/100/2023, in letter No. CMDA/PP/NHRB/N/649/2022 dated 15.03.2023 in Planning Permit No. OL-226.
2. TNRERA NOC issued in letter No.TNRERA/A4/2930/2024 dt.02.08.2024.
3. Completion Certificate Application received on 05.08.2024.
4. This office letter even no. dated 28.08.2024 addressed to the applicant.
5. Applicant letter dated 30.08.2024 received on 02.09.2024 along with additional Development Charges and I & A charges remitted in CMDA Receipt No C-102337 dated 28.08.2024.
6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Thiru.K.Varathan has constructed Stilt Floor + 3 Floors Commercial (Office) building at New Door No.89, Old Door No.55, Pantheon Road, Egmore, Chennai - 08 comprised in R.S.No.1619/4, Block No.50 of Egmore village Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of the Completion Certificate as per the TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I/ 300 /2024, dated: 06-09-2024.

/pto/

own &
er the

Yours faithfully,

for MEMBER-SECRETARY
P. Sump
6/9/24

for MEMBER-SECRETARY
P. Sump
6/9/24

- (For Refund of SD for building & DB)

O/o.No.1/2023 dated 12.01.2023 particulars

O/o.No.1/2023 dated 12.01.2023 particulars

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 RealEstateTM

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