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™



1223

BY REGISTERED POST WITH ACK-DUE

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

Letter No. C3(S)/1091/2019 **Dated: 19.03.2021**

To
The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the proposed construction of High Rise building consisting of Stilt floor + 8 floors with 16 dwelling units for Residential purpose at TNHB Block No.B19 & B20, 2nd Avenue & 15th Cross Street, Besent Nagar, Chennai – 600 090 bearing T.S.No. 7/2, Block No.52 of Thiruvanmiyur village within the limits of Greater Chennai Corporation applied by **M/s. Ramaniyam Real Estates (P) Ltd,** POA of Tvl. Dr. Indumathi Vaidynathan & others- Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in the APU No. CMDA/HRB/S/1091/2019, dated 13.11.2019.
2. Minutes of the 255th MSB panel meeting held on 19.02.2020.
3. NOC from AAI in letter No. CHEN/SOUTH/B/ 122619/437271, dated 03.01.2020.
4. NOC from IAF in letter No. TAM/5218/1/ATC (PC-02/20), dated 17.01.2020.
5. NOC from Police(Traffic) Rc.No.Tr./License/336/5599/2020 dated 12.03.2020.
6. NOC from DF&RS in letter R.Dis.No.14533/C1/2020, PP.NOC No.141/2020, dated 31.12.2020.
7. This Office letter even no. dated 07.07.2020 addressed to the Government.
8. Government letter (Ms) No. 108 H&UD (UD1) dept., dated 30.07.2020.
9. This office letter (DC advice) even No. dated 17.08.2020.
10. Applicant letter dated 08.01.2021 with undertakings.
11. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.
12. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
13. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

* * *

Promoter's Sign
For THIRU NEELAKANTA REALTORS LLP

AUTHORISED SIGNATORY

Owner's Sign
FOR RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

The Planning Permission Application for the proposed construction of High Rise building consisting of Stilt floor + 8 floors with 16 dwelling units for Residential purpose at TNHB Block No.B19 & B20, 2nd Avenue & 15th Cross Street, Besent Nagar, Chennai – 600 090 bearing T.S.No. 7/2, Block No.52 of Thiruvanmiyur village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8th cited subject to the usual conditions put forth by CMDA in reference 9th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd ,4th , 5th & 6th cited.

2. The applicant has remitted the following charges in the reference 10th cited, vide receipt No. B0017692, dated 28.10.2020.

Sl. No.	Charges	Amount remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.55,000/-** (Rupees Fifty Five Thousand Only)
ii)	Balance Scrutiny Fee	**Rs.3,000/-** (Rupees Three Thousand Only)
iii)	Regularisation charge for land	**Rs.1,30,000/- (**Rupees One Lakh and Thirty Thousand Only)
v)	Security Deposit For Building	**Rs.6,65,000**/-(Rupees Six Lakhs and Sixty Five Thousand only)
vi)	Security Deposit for Display Board	**Rs.10,000/-(**Ten Thousand only)
vii)	IDC payable to MD, CMWSSB	**Rs.6,35,000/-(**Rupees Six Lakhs and Thirty five Thousand only)
viii)	Infrastructure & Amenities Charges	Rs.11,45,000/- (Rupees Eleven Lakhs and Forty Fve Thousand only)
ix)	Shelter Fee	Rs.30,000/-(Rupees Thirty Thousand only)

5. The Applicant has also furnished an undertaking in the reference 10th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI and IAF the conditions imposed by CMDA in the reference 9th cited.

6. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

7. In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will

For THIRU NEELAKANTA REALTORS LLP

AUTHORISED SIGNATORY

For MAHAYA... CAL ESTATES (P) LTD.

Authorised Signatory

also be considered as a deviation to the approved plans and violation of TNCD & BR and enforcement action will be taken against such development.

8. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

9. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter. All other statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

10. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

11. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

12. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun

For THIRU NEELAKANTA REALTORS LLP

AUTHORISED SIGNATORY

For KARANYAM REAL ESTATES (P) LTD.

Authorised Signatory

light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

13. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate

14. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.

15. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

16. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

17. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

18. Two sets of approved plans numbered as **C/PP/MSB/13 (A to B)/2021, dated 19.03.2021** in **Planning Permit No.13163** are sent herewith. The Planning Permit is valid for the period from **19.03.2021 to 18.03.2026.**

19. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

22/03/2024

For **MEMBER-SECRETARY**

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

19/3/24

For THIRU NEELAKANTA REALTORS LLP

AUTHORISED SIGNATORY

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

1227

Copy to:

1.	**M/s. Ramaniyam Real Estates (P) Ltd,** POA of Tvl.Dr.Indumathi Vaidynathan & others, No.17/35, 2nd Main road, Gandhi nagar, Adayar, Chennai – 600 020.	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic), Greater Chennai,** Vepery, Chennai-600 007.	
5.	**The Managing Director,** CMWSSB, No.75, Santhome High Road, MRC Nagar, R.A.Puram, Chennai – 28.	(With one set of approved plans)
6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	**Thiru. P.V.Dilipraj (Architect)** No.10, Govindasamy Street, Kattabomman Block, Jafferkhanpet, Chennai – 600 083.	**BY SPEED POST**
9.	**Thiru.V.Jagen,** (Structural Engineer) Ramaniyam Gauravv- 2, Block – 2, Flat – 3B, Model School Road, Sholinganallur, Chennai – 600 119.	**BY SPEED POST**
10.	**Thiru. V.S.Murugan** (Site Engineer), Ramaniyam Gauravv- Phase 2, Block – 2, Flat – 3B, Model School Road, Sholinganallur, Chennai – 600 119.	**BY SPEED POST**

For THIRU NEELAKANTA REALTORS LLP

AUTHORISED SIGNATORY

For [illegible] REAL ESTATES (P) LTD.

Authorised Signatory

1237

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/WDCN13/00103/2021		C3(S)//1091/2019 - 19/03/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N175	31/03/2021	22/03/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. RAMANIYAM REAL ESTATES PVT LTD-GPA FOR Dr. INDUMATHI VAIDYNATHAN & OTHER'S No:17/35, 2nd MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI- 600020.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:52,Plot No:TNHB BLOCK NO: B19 & B20, Survey No:T.S.No:7/2, 2nd AVENUE &, 15th Cross Street,Besant Nagar,Besant Nagar,Thiruvanmiyur, Chennai, 600090	
Building License Fees			358800
Road cut charges - CMWSSB SEWERAGE			71800
Road cut charges - CMWSSB, WATER			71800
Road cut charges - TNEB			71800
Scrutiny Fees			600
Workers Welfare Board			458000
மொத்தக் கட்டணம்/ Total (In Rs.)			1032800

Amount (in words): Rupees Ten Lakhs Thirty Two Thousands Eight Hundred Only

Payment Details:

DD Number: 264285 Amount (In Rs.): 1032800 Date: 26/03/2021 Bank: AXIS BANK LTD.

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 30/03/2026

Permit Valid upto 30/03/2026

Digitally Signed by A S Murugan
Date: 31-Mar-2021 (15:31:28)

Executive Engineer (T.P.)

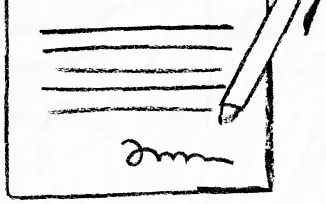
Promoters Sign

For THIRU NEELAKANTA REALTORS LLP

AUTHORISED SIGNATORY

owners Sign

For RAMANIYAM REAL ESTATES (P) LTD.



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

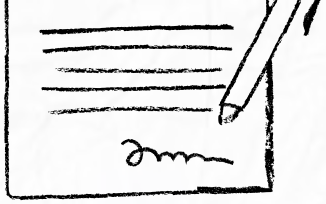
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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