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Official Property Record

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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/S/0553/2022**
Planning Permission No.	:	**OL-PP/NHRB/0163/2023**
Permit No.	:	**OL-00293** **Date of Permit:29.04.2023**

Name of Applicant with Address	:	Thiru. M.Chandru GPA for R.Venkatraman alias R.V.Raman, R.Sriram and Rama Kumarasamy No. 17/35, 2nd Main Road, Gandhi Nagar, Adyar, Chennai – 600 020
Date of Application	:	07.10.2022
Nature of Development: Building	:	Stilt floor + 5 floors (18.30m Height) Residential Building with 5 dwelling units availing Premium FSI
Site Address	:	New Door No.17, Old Door No.62, 4th Street, Abiramapuram, Chennai 600018 in R.S.No.3665/20, Block No.72 of Mylapore Village, within the limit of Greater Chennai Corporation
Development Charge Paid	:	Rs. 22,000/- (Rs. Twenty Two Thousand Only)
Receipt No	:	CMDA/PP/Ch/9691/2023, Dated.15.02.2023

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 **28.04.2031**. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then 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 M S SANTHOSH KUMAR
Date: 2023.04.29 16:01:37 +05'30'

For MEMBER SECRETARY

For RAMANIYAM REAL ESTATES P. LTD.

Authorised Signatory

For RAMANIYAM REAL ESTATES P. LTD.

Authorised Signatory

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/WDCN09/00195/2023		CMDA/PP/NHRB/S/0553/2022 - 23/12/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுசெய்யப்பட்ட நாள்/ Application Date
N09	N123	09/05/2023	05/05/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		M.CHANDRU GPA-Mr.R.VENKATARAMAN ALIAS R.V. RAMAN & 2 OTHERS, No:14/67, 3rd MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600020.	
மேற்கொள்ளும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD:62, NEW:17,Block No:72,Survey No:R.S.No:3665/20, 4th STREET, ABIRAMAPURAM, Abiramapuram 1st Street,Abiramapuram,Abiramapuram,Mylapore, Chennai.	
Building License Fees			146500
Road cut charges - CMWSSB SEWERAGE			27400
Road cut charges - CMWSSB, WATER			20600
Road cut charges - TNEB			20600
Scrutiny Fees			1600
Workers Welfare Board			407800
மொத்தக் கட்டணம்/ Total (In Rs.)			624500

Amount (in words): Rupees Six Lakh Twenty Four Thousands Five Hundred Only

Payment Details:
DD Number: 272256 Amount (In Rs.): 624500 Date: 08/05/2023 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 காலம் முடிவு/ Permit Valid upto: 08/05/2028 08/05/2028

Digitally Signed by Balamurali
Date: 09-May-2023 (17:50:49)

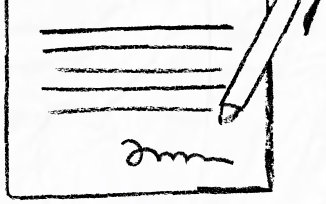
Executive Engineer (T.P.)

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory



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

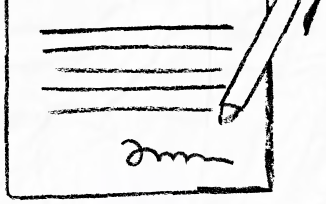
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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

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OMR Thoraipakkam,
Chennai, India

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