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/S/0197/2023**
Planning Permission No.	:	**OL-PP/NHRB/0189/2023**
PermitNo.	:	**OL-00322** **Date of Permit:23.05.2023**

Name of Applicant with Address	:	**M/s.Ramaniyam Realtors LLP,** Represented by its Authorized Signatory M.Chandru GPA for Tmt.Lakshmi Ramani New Door No.14, Old Door No.67, 3rd Main Road, Gandhi Nagar, Adayar, Chennai 600020.
Date of Application	:	15.03.2023
Nature of Development: Building	:	Proposed construction of Stilt + 4 floors + 5th floor (Part) (Height – 18.30m) Residential Building with 20 Dwelling Units **availing Premium FSI**
Site Address	:	Plot No.96, New Door No.5, Old Door No.3, 4th Cross Street, Ramakrishna Nagar, Mandaveli, Chennai 600028 comprised in R.S.No.4241/12, Block No.91 of Mylapore Village within the Limits of Greater Chennai Corporation
Development Charge Paid	:	Rs.29,000/- (Rupees Twenty Nine Thousand only)
Receipt No	:	CMDA/PP/Ch/10590/2023, Dated.22.05.2023

Permissionis 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 **22.05.2031.** 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 Applicationhas 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: 2023.05.23 14:09:10 +05'30'

For **MEMBER SECRETARY**

maniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

73

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/WDCN13/00216/2023		CMDA/PP/NHRB/S/0197/2023 - 15/03/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N171	08/06/2023	26/05/2023
மனுதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		RAMANIYAM REALTORS LLP-REP. BY ITS AUTHORIZED SIGNATORY M.CHANDRU GPA FOR Tmt.LAKSHMI RAMANI, NEW No:14, OLD No:67, 3rd Main Road,Gandhi Nagar, Adyar, Chennai-600020	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW:5, OLD:3,Block No:91,Plot No:96, Survey No:R.S.No:4241/12, R.K. Nagar 4th Cross Street,R.K. Nagar(N171),Raja Annamalai Puram(N171),Mylapore, Chennai, 600028	
Building License Fees			219200
Road cut charges - CMWSSB SEWERAGE			28500
Road cut charges - CMWSSB, WATER			21400
Road cut charges - TNEB			21400
Scrutiny Fees			2300
Workers Welfare Board			579300
மொத்தக் கட்டணம்/ Total (In Rs.)			872100

Amount (in words): Rupees Eight Lakh Seventy Two Thousands One Hundred Only

Payment Details:
DD Number: 444177 Amount (In Rs.): 872100 Date: 31/05/2023 Bank: RATNAKAR BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுட ன் 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 07/06/2028
Permit Valid upto 07/06/2028

Digitally Signed by Balamurali
Date: 08-Jun-2023 (18:03:21)

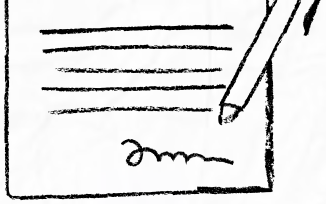
Executive Engineer (T.P.)

For Ramaniyam Realtors LLP

Authorised Signatory

For Ramaniyam Realtors LLP

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

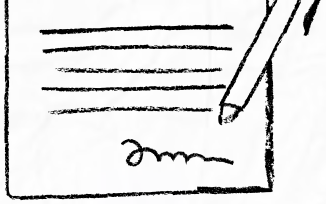
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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