Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

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)

கட்டிட அனுமதி எண் Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00117/2025		CMDA/PP/NHRB/S/0099/2025 - 05/03/2025	
மண்டலம் Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N177	20/03/2025	06/03/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ramaniyam Real Estates Private Limited-Represented by its Authorised Signatory Thiru.M.Chandru New Door No.14, Old Door No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai-600020.	
மேம்பாட்டு தன்மை Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் Plot address		Block No:189,Plot No:134, Survey No:T.S.No.1/26, Chandru Street, Bhuvaneshawari Nagar 2nd Main Road,Bhuvaneshawari Nagar(N177),Velachery(N177),Velachery, Chennai, 600042	
Building License Fees			14500
Road cut charges - CMWSSB SEWERAGE			6400
Road cut charges - CMWSSB. WATER			4800
Road cut charges - TNEB			4800
Scrutiny Fees			1500
Workers Welfare Board			5900
மொத்தக் கட்டணம் Total (In Rs.)			37900

Amount (in words): Rupees Thirty Seven Thousands Nine Hundred Only

Payment Details:

DD Number: 614257 Amount (In Rs.): 37900 Date: 19/03/2025 Bank: RATNAKAR BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு உள்பட்டு 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 19/03/2030

Permit Valid upto 19/03/2030

Digitally Signed by K Sundararajan
Date: 20-Mar-2025 (16:31:50)

Executive Engineer (T.P.)

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.