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DIGITALLY VERIFIED RECORD

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.

File No. : **CMDA/PP/HRB/N/0543/2023** Date : 25/08/2025

To

The Commissioner,

Greater Chennai Corporation,

Ripon Buildings,

Chennai – 600 003

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(North) – Planning Permission application received for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with combined extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-1 Shop) consisting of Block-1: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-2: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-3: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side, comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A, 23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Greater Chennai Corporation limit submitted by 1. M/s. Ramaniyam Real Estates Pvt. Ltd. (GPA Holder of Thiru Rajkumar Manraadiar) 2. M/s. Ramani Realtors Pvt Ltd, (GPA Holder of Thiru Rajkumar Manraadiar) Represented by its Director Thiru S. Jayalakshmi - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. PPA received in CMDA/PP/HRB/N/543/2023 dated 27.07.2023

2. The earlier proposal submitted by M/s. Ramani Realtors Pvt. Ltd. (GPA Holder) for the construction of Multi-storeyed Group Development comprising Commercial cum Residential building at S.No. 21/3A, 23/1B2A1, 1B2A2, 1B2A3, 1B2C, 2B2, 25/2A1, and 67(as per patta) of Nerkundram village, Poonamallee High Road, Chennai was approved in PP. No. C/PP/MSB/25(AtoL)/2017 in letter no. C3 (N)/14598/2013 Dated: 11.05.2017.

3. Revised proposal approved by the Govt. in Letter (Ms) No. 51 H & UD (UD I) Dept. dated 26.02.2021.Subsequently the proposal was withdrawn by the applicant.

4. Applicant letter dated.08.07.2024

5. DF&RS for the earlier proposal vide R.Dis No.13900/C1/2020 PP NOC.No.140/2020 dated 31.12.2020

6. AAI NOC vide CHEN/SOUTH/B/113020/513442 dated 24.12.2020 with permissible Top elevation of 75. 4m(Permissible Top elevation above AMSL 90.4m – 15m AMSL) valid up to 22.12.2028.

7. Revised DF&RS NOC received vide R.Dis No. 19183/C1/2023 PP NOC No. 18/2024 dt: 31.01.2024.

8. Letter Received from GCC vide Letter.No W.D.C.No.D2/635/2024 dated 05.06.2024 stating 80 feet New link road is maintained as public road by Greater Chennai Corporation.

9. Minutes of the 277th MSB Panel meeting held on 16.08.2024.

10. Government Order in G.O.(Ms) No. 65 H & UD (UD I) Department dated 21.04.2022.

11. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023

12. This office even letter no dated 02.09.2024 addressed to govt.

13. Govt., Letter (Ms) No.28 H & UD (UD I)/2024 dated 21.02.2025

14. Applicant furnished Revised plan/Particulars through online dated 07.05.2025

15. Environmental Clearance furnished vide EC Identification No. in file No 11009 dated 26.07.2024

16. Applicant letter dated 06.06.2025 enclosing the original earlier approval Letter ,DC advice,Payment receipt & Permit.

17. Applicant letter dated 11.06.2025 requested for DRC utilisation for Premium FSI in DRC No.137/2024 dated 31.01.2025 and DRC No.109/2022 dated 04.06.2025.

18. U.O Noted recieved from TDR division vide TDR/8478/2022 dated 19.06.2025.

19. Applicant letter dated 18.07.2025 enclosing request for B.G return furnished in earlier approval , part payment details and B.G for the proposed development along with undertaking.

20. Applicant letter dated 25.07.2025 enclosing receipt of Payment and Structural Drawing and Design vetted by Superintending Engineer., PWD., Planning & Designs circle, Chepauk, Chennai-5 dated 11.04.2025.

21. Applicant letter dated 04.08.2025 enclosing Letter from TNPDCL vide Lr.No.SE/CEDC/W/EE/GI/Dev/AEE/AE/M/s Ramaniam Land/D.No.543/25 dt 02.08.2025 issuing concurrence for Substation.

22. Receipt of DC & other charges received online vide CMDA/PP/RC/0229/2025 dated 17.07.2025 and for BG Receipt no CMDA/PP/RC/0258/2025 dated 19.08.2025

The Planning Permission application received for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with combined extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-1 Shop) consisting of Block-1: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-2: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-3: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side, comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A, 23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Greater Chennai Corporation limit submitted by 1. M/s. Ramaniyam Real Estates Pvt. Ltd.(GPA Holder of Thiru Rajkumar Manraadiar) 2. M/s. Ramani Realtors Pvt Ltd, (GPA Holder of Thiru Rajkumar Manraadiar) Represented by its Director Thiru S. Jayalakshmi has been examined and Planning Permission is issued based on the orders of Government letter in the reference 13th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 6th, 7th&15th cited above.

The Following Balance DC & other charges are claimed after deducting the earlier approved area as per the G.O. (Ms).NO.189 dated 26.10.2022 from the approved back file no C3(N)/14598/2013.

The Premium FSI charge of Rs 15,31,50,000/- was fully adjusted by utilization of DRC No.109/2022 dated 04.06.2025 & DRC No.137/2024 dated 31.01.2025

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.1,77,278.00	CMDA/PP/Ch/11386/2023 & dt. : 19 July, 2023
II	Scrutiny Fees	Rs.87,573.00	CMDA/PP/Ch/14615/2024 & dt. : 15 June, 2024
III	Scrutiny Fees	Rs.34,756.00	CMDA/PP/Ch/18136/2025 & dt. : 02 May, 2025
IV	Balance Scrutiny Fees	Rs.20,000.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025
V	Development charges for building per Sq. m.	Rs.5,30,000.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025
VI	Regularisation charge for land	Rs.14,73,000.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025
VII	Security Deposit for Building	Rs.1,64,10,000.00	CMDA/PP/RC/0258/2025 & dt. : 19 August, 2025
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025
IX	I & A Charge	Rs.1,00,32,000.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025
X	Shelter Charges	Rs.78,10,000.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025
XI	IDC - CMWSSB (For sewered area only)	Rs.2,52,70,000.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025
XII	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0229/2025 & dt. : 22 July, 2025

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and

undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.

4. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 also be considered as a deviation to the approved plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. 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 consider only the aspect on 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.

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

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

9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)

10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0035/2025** dated **25/08/2025** in **Permit No. OL-02070** are sent herewith. The Planning Permission is valid for the period from **25/08/2025 to 24/08/2033**

11. **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.**

12. The Commissioner Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

13 .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 light. The load bearing capacity of the roof shall at least 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.

14.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.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI& Environmental clearance . In this regard, the applicant has also furnished an undertaking in the reference 14th cited to abide by the terms and conditions put forth by CMDA andundertaking deeds accepting the conditions put forth by DF&RS,AAI& Environmental clearance.

16.The applicant has furnished Structural Drawing and Design vetted by Superintending Engineer., PWD., Planning & Designs circle,

Chepauk, Chennai-5 dated 11.04.2025 in the reference 20th cited.

17.The applicant 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.

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

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

20.CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

21.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.

22. 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.

Yours faithfully,

Signature valid

Name :Y Kaviya HRB
Designation :Assistant Planner
Date :08/25/2025 11:55:21 AM

Name: Y Kaviya HRB

Designation: Assistant Planner

Date: 25 August, 2025

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1) M/s. Ramaniyam Real Estates (P) Ltd. GPA (Represented by its Authorized signatory ThiruM.Chandru.)

2) M/s. Ramani Realtors Pvt Ltd, GPA Represented by its Director Thiru S. Jayalakshmi.

(Both GPA Holder of Thiru. Rajkumar Manraadiar),

14/67,3rd Main Road, Gandhi Nagar. Adyar, Chennai-600 020.

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034.

6.The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002.

7.The Chief Engineer, TNEB, Chennai-2.

8.ThiruK.SHIVASHANKAR
Registered Architect
6/25,1st Street, Cenotaph Road,
Teynampet,
Chennai – 600 018.
Mobile:9840070169
Email:Shiva@eskaydesign.net
Reg. No: RA/Gr.I/19/03/067dt. 18.03.2019.

9.P.JEGATHEESAN
Registered Structural Engineer
Plot No. 128, V.G.N. Gotandaram Nagar, Urapakkam West,
Chennai – 603 211.
Mobile:996254631

Email:jagatheesn@buroengineers.in
Reg. No: S.E/GR.I/19/03/027,dt.22.03.2019

10.Dr.C.V.PRASAD
Registered Geo-Technical Engineer
No.11, 2nd Main Road, Kannapa Nagar, Thiruvanmiyur, Chennai-600041.
Mobile: 9444026189
Email: info@geomarineindia.com
Reg. No: GTE/19/03/003

11.Thiru V.S. MURUGAN
Registered Construction Engineer
Ramaniyam Gaurav, Phase -2, Block -2 Flat No. 4E,
Model School Road, Sholinganallur, Chennai-600 119.

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

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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.