Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

PAYMENT RECEIPT

IndusInd Bank

B0016997

18/08/2020 13:45

A.APPLICANT DETAILS

1	RECEIPT NO	B0016997		
2	APPLICANT NAME *	M.A GANESH		
3	MOBILE NO*	8667886671		
4	EMAIL ADDRESS*	NA		
5	SITE ADDRESS*	T.S.NO.5 PART, BLOCK NO.22, ARUMBAKKAM VILLAGE, CHENNAI		
6	A LOCAL BODIES ZONE DETAILS	CHENNAI CORPORATION		
8	FILE GENERATED	YES		
9	DC/FILE/LETTER NUMBER*	CMDA/PP/NHRB/N/1079/2019	DATE ON DC/FILE/LETTER*	28/02/2020
10	TOTAL DEMAND VALUE (IN RS)		896000.00	

D.REMITTANCE PARTICULARS*

CHARGES DETAILS	A. VALUE	B. INTEREST	TOTAL VALUE (A+B)
DEVELOPMENT CHARGES	21000.00	0.00	21000.00
LAYOUT / SCRUTINY CHARGES	1500.00	0.00	1500.00
INFRASTRUCTURE & AMENITIES CHARGES	371000.00	0.00	371000.00
SECURITY DEPOSIT FOR BUILDING	263000.00	0.00	263000.00
SECURITY DEPOSIT FOR DISPLAY BOARD	10000.00	0.00	10000.00
FLAG DAY	500.00	0.00	500.00
OTHERS 1- PLEASE SPECIFY- CMWSSB	229000.00	0.00	229000.00
TOTAL CURRENT PAYMENT RS.			896000.00

AMOUNT IN WORDS : EIGHT LAKHS NINETY SIX THOUSANDS ONLY

PAYMENT MODE	NEFT/RTGS

S. NO.	BANK NAME	D.D NO / REF NO	DATE	AMOUNT (RS.)
1	KOTAK	KKBKR52020080700870736	07/08/2020	896000.00

RECEIVED FOR APPLICANT AND FILE COPY

Signature of Applicant

RECEIVED

18 AUG 2020

INDUSIND BANK LTD.

Signature of Bank Official

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

Demand Advice

GPA for Mrs. R Ammu

From,

Assistant Executive Engineer,
Corporation of Chennai,
Amma Maligai, Ripon Building,
Chennai - 600003

To,

Thiru/Tmt.M.A.Ganesh
No. 19, Ananda Bhavanam, 5/710,
Park Square 1st Street, Madipakkam,
Chennai-600091

W.D.C.No. CMDA/WDCN08/00343/2020

Challan Number : N08/2020-21/06523

Date : 28/09/2020. ~~24/09/2020~~

Sir / Madam,

Subject : Application for Building Permit for CMDA Approved Plan only

Site Address : Door No:-,Block No:22,Plot No:PC-51, Survey No:T.S.No 5 Part, Razack Garden Avenue,Razack Garden Main Road,Arumbakkam,Arumbakkam, Chennai, 600106

Your application has been processed and found approved. Hence you are requested to pay the fees mentioned below within 7 days in counter or through online.

SL. No.	Fees Types	Amount in (Rs.)
1	Building License Fees	129800
2	Road cut charges - CMWSSB SEWERAGE	42400
3	Road cut charges - CMWSSB, WATER	42400
4	Road cut charges - TNEB	42400
5	Scrutiny Fees	600
6	Workers Welfare Board	175500
	Total (Rs.)	433100

1.For above amount you can pay either through Online or Produce the Demand Draft in favour of Commissioner, Greater Chennai Corporation.

2.7 Copies of corrected plan. To produce DD in favour of Vacant land Tax ₹ 37,500/- in favour of the Revenue Officer, Greater Chennai Corporation

Note: If the payment is made after 30 days, interest will be collected at the rate of 12% per annum for C.M.D.A charges as penalty.

Copy to:

J.E. A.E./Division N105

Through Zonal Officer

This is the Computer Generated Receipt. Signature and Seal is not required.

28/9

Assistant Executive Engineer /
Assistant Engineer (T.P.)

28/9/20
ICICI/TP

28/9/20

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 WDCN08/00433/2020		PP/NHRB/N/1079/2020 - 07/09/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N08	N105	27/11/2020	11/09/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		M.A.Ganesh GPA FOR Mrs. R. AMMU-No. 19, Ananda Bhavanam, 5/710, Park Square 1st Street, Madipakkam, Chennai-600091	
மேற்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:22,Plot No:PC-51, Survey No:T.S.No 5 Part, Razack Garden Avenue,Razack Garden Main Road,Arumbakkam,Arumbakkam, Chennai, 600106	

Building License Fees	129800
Road cut charges - CMWSSB SEWERAGE	42400
Road cut charges - CMWSSB, WATER	42400
Road cut charges - TNEB	42400
Scrutiny Fees	600
Workers Welfare Board	175500
மொத்தக் கட்டணம்/ Total (In Rs.)	433100

Amount (in words): Rupees Four Lakh Thirty Three Thousands One Hundred Only

Payment Details.

DD Number: 265879 Amount (In Rs.): 433100 Date: 20/11/2020 Bank: KOTAK MAHINDRA BANK

ின் குறிப்பிட்ட நிபந்தனைகளுட ன அனுமதிக்கு ஒப்பளிக்கபட்ட 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 26/11/2025

Permit Valid upto 26/11/2025

Digitally Signed by A S Murugan
Date: 27-Nov-2020 (17:13:20)

Executive Engineer (T.P.)

SCAN AnyScanner

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

Verified RealEstate
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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.