

RERA Document

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பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION

நகரமைப்பு துறை
Town Planning Department

மனை வரன்முறைப்படுத்த அனுமதி

Regularization Permit

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122 வது பிரிவின் படி)
(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) 1683/2024		RL/WDCN03/01628/2024	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
03	27	17/12/2024	05/11/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant Name & address		Thiru/Tmt/Ms. D. Loganathan No.39/44, Anna Street, Madhavaram, Chennai.	
மேம்பாட்டுத் தன்மை / Service Type		Regularization of Individual Plot	
மனை அமைவிடம் / Plot Address		T.S.No.26/8, Block No.5, Ward No.B, Madhavaram Village, Plot No.A, Mettuma Nagar, Srinivasa Perumal Koil Street, Chennai.	
Development Charges		589000	
Regularization Charges		206000	
மொத்தக் கட்டணம் / Total (in Rs.)		795000	

Amount (in Words): Rupees: Seven Lakh Ninety Five Thousand Only/-

DD Details: DD Number: 002511 Amount: Rs.795000/-
Bank: Axis Bank Ltd.,

Date:13/12/2024

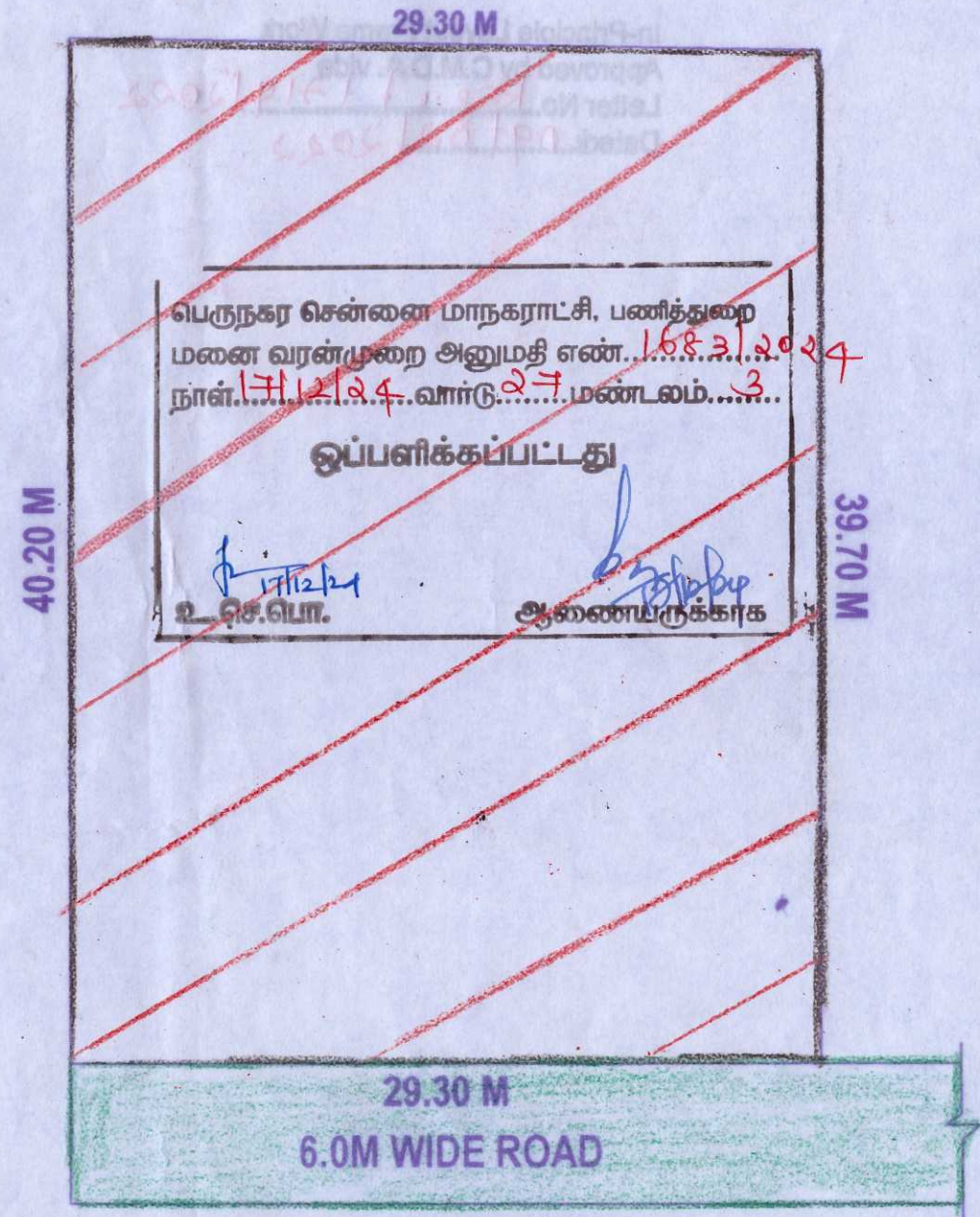
The unauthorized sub-division of plot under reference is regularized under regularization of Unapproved Plots and Layouts Rules, 2017 - Under Section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department subject to the conditions laid down in the Rules in the Government Orders mentioned.

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

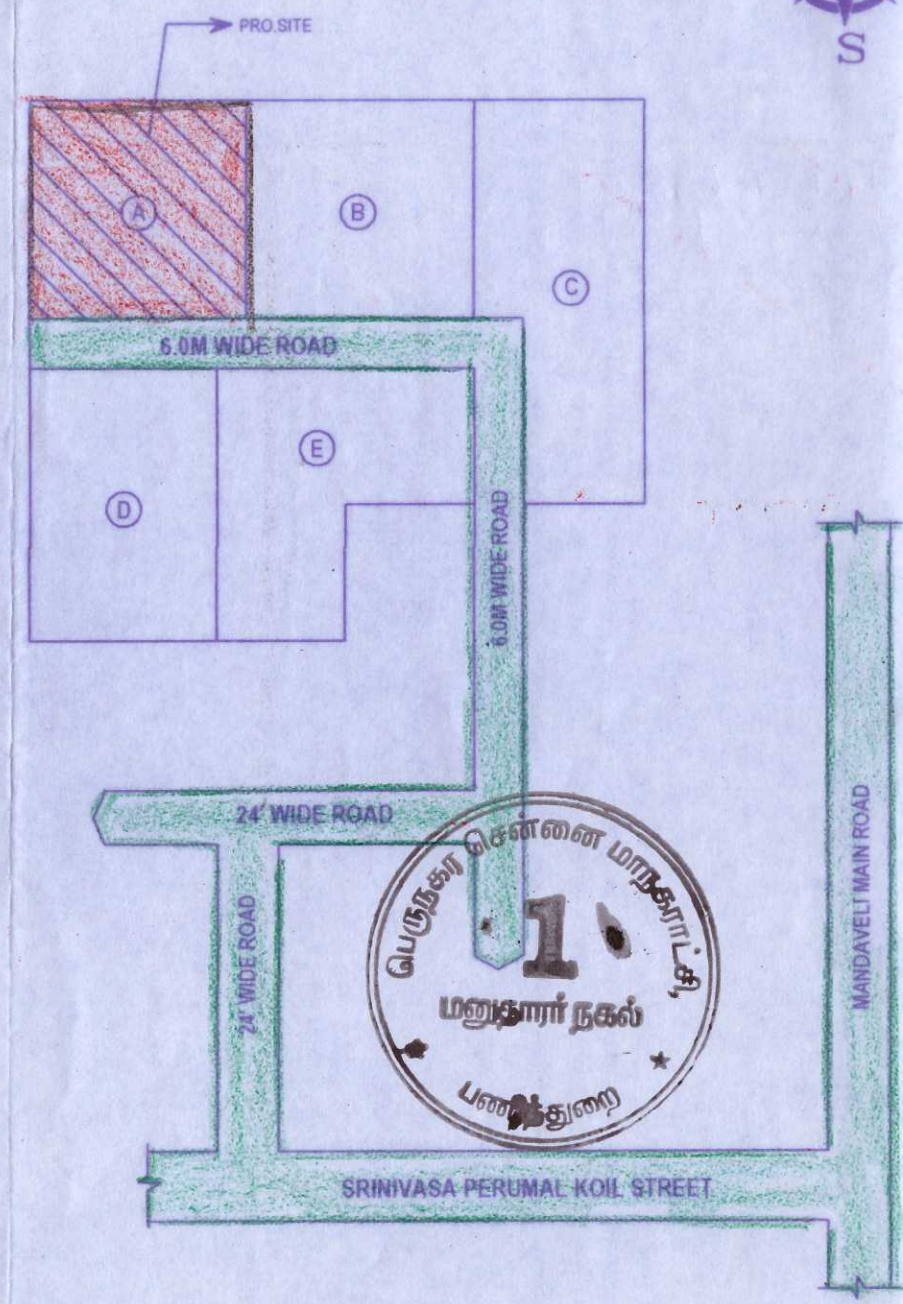
Any person who acquires interest in the property shall ensure independently about the ownership and the applicants right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent court to decide on the ownership or get the matter settled in the Court of Law and Greater Chennai Corporation is not the Competent Authority to decide this matter.

Assistant Executive Engineer (T.P)

Executive Engineer (T.P)



SITE PLAN
SCALE - 1 : 200



KEY PLAN
NOT TO SCALE

PLAN SHOWING THE PROPOSED
REGULARISATION OF LAND FOR
RESIDENTIAL PURPOSE AT PLOT
NO : A, METTUMA NAGAR,
SRINIVASA PERUMAL KOIL STREET,
COMPRISED IN AS PER PATT
T.S.NO: 26/8, BLOCK NO: 5, WARD: B
OF MADHAVARAM VILLAGE,
MADHAVARAM TALUK, GREATER
CHENNAI CORPORATION,
ZONE - III, DIVISION - 027.

AREA DETAILS	SQ.M
PLOT EXTENT	1170.53

REFERENCE	
	BOUNDARY
	PROPOSED REGULARISATION
	ROAD

OWNER:

E. P. MURUGAN
VELAVAN PLANNERS
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION
REGISTRATION No. RE303212019
DTCP REGN. No. CGLRGN/RE/GR-III/2020/01/006
#270/1, GOLDEN COLONY, ANNA NAGAR WEST EX-1
CHENNAI-600 050

LICENCED SURVEYOR:



In-Principle Layout Frame Work
Approved by C.M.D.A. vide
Letter No. Reg. 1/1714/2022
Dated: 09/02/2022.



Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	2024-25/HQ/1656243	Receipt Date: 18-12-2024
Name:	D LOGANATHAN	
Address:	NO.39/44, ANNA STREET, MADAVARAM, CH-50	
Payment	Description: Fee Collection : Plan Submission Number -RL/WDCN03/01628/2024	
Details:	Paid By: D LOGANATHAN	
Description Head of A/C		Amount (in Rupees)
GCC Development Charges Collection		589000.00
Regularisation Charges - Land Collection		206000.00
Total:		7,95,000.00
Amount (in words): Rupees Seven Lakh Ninety Five Thousands Only		
Demand Draft # 002511 Drawn on AXIS BANK LTD., J P NAGAR Dated 13-12-2024		

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



Greater Chennai Corporation

PROPERTY TAX RECEIPT



Receipt Scan



Payment Scan

Receipt No:	2025-26/ON/1901705	Receipt Date:	21-01-2026 17:58:07
Name:	D LOGANATHAN		
Address:	PLOT NO - A, METTUMA NAGAR, SRINIVASA PERUMAL KOIL STREET, SRINIVASA P.K. ST, MANDAIVELI, MADHAVARAM, CHENNAI - 600051		
Payment Details:	Description: Property Tax New Bill Number:03-027-029792 / Property Tax Bill Number: 03-027-37112-000 Paid By: D LOGANATHAN		
Description Head of A/C		Amount (in Rupees)	
Property Tax Late Pay Penalty for II/24-25		99.00	
II/24-25		1490.00	
Property Tax Late Pay Penalty for I/25-26		292.00	
I/25-26		9995.00	
II/25-26		9995.00	
Total:		21,871.00	
Amount (in words): Rupees Twenty One Thousands Eight Hundred Seventy One Only			
Online Transaction Number: 26946353152,Payment Dated: 21-01-2026			

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](#)



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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

