Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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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 - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

| திட்ட அனுமதி எண்(Planning Permit No) | | SD/WDCN15/00546/2024 | |
|---|---|---|---|
| மண்டலம்/ Zone | கோட்டம்/ Ward | அனுமதி நாள்/ Approval Date | மனுபெறப்பட்ட நாள் / Application Date |
| N15 | N193 | 03/10/2024 | 18/07/2024 |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address | | R.RAJESWARI AND J.R.SWARNA REVATHY-NO.14/5, 11/5, FLAT.NO.E, 3RD FLOOR, NANDANAM EXTENSION, 2ND STREET, NANDANAM, CHENNAI-600 035 | |
| மேற்பாட்டு தன்மை / Service Type | | Layout of Land - layout approval | |
| மனை அமைவிடம் / Plot address | | Door No:NEELANKARAI LINK ROAD,Block No:-,Plot No:-, Survey No:406/7A,7B,8A,8B & 7C, PANDIAN SALAI,NEELANGARAI,NEELANGARAI,Okkiam Thuraipakkam, CHENNAI, 600096 | |
| CMDA Development Charges | | 12000 | |
| Regularisation Charges - Land | | 265000 | |
| மொத்தக் கட்டணம்/Total (In Rs.) | | 277000 | |

Amount (in words): Rupees Two Lakh Seventy Seven Thousands Only

C.M.D.A. DD Details : DD Number: 888706 Amount: 277000 Rs. Date:30/09/2024 Bank:STATE BANK OF INDIA

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

03/10/24

Assistant Executive Engineer (T.P.)

03/X/24

Executive Engineer (T.P.)

3/10/24

Applicant's copy

# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Canara Bank Park Town Branch. Date : 1/10/24

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **097620103196 6**

Chennai Corporation - Zone No. 15

Applicant Name & Address Rajeshwari G Sharma Revathy
No: 14/5, 11/5 Flat No: E 3rd floor Nandanam
Extension 2nd St Nandanam Chennai

Mobile No.

Ref. No./PPA No. SO/Inden/15/00546/2024

Site Address S.No: 406/7A, 8A, 7B, 8B & 7C Neelankari High Road
Pandiyan Saki Oorkiyam Thuraipakkam Chennai

| Remittance Particulars | Amount (₹) | |
|---|---|---|
| Development Charges | 12000 | - |
| Regularisation Charges | 265000 | - |
| Layout / Scrutiny Charges | | - |
| Open Space Reservation Charges | | - |
| Infrastructure & Amenities Charges | | - |
| Penal Interest | | - |
| Others | | - |
| **Total Amount** | 277000 | - |

Amount (in words) : ₹ Two lakh Seventy Seven thousand

Official in Corporation of Chennai

Signature of Applicant

Bank Official

CANARA BANK / केनरा बैंक
CHENNAI-600 003
01 OCT 2024
PARK TOWN BRANCH / पार्क टाउन शाखा

# Greater Chennai Corporation

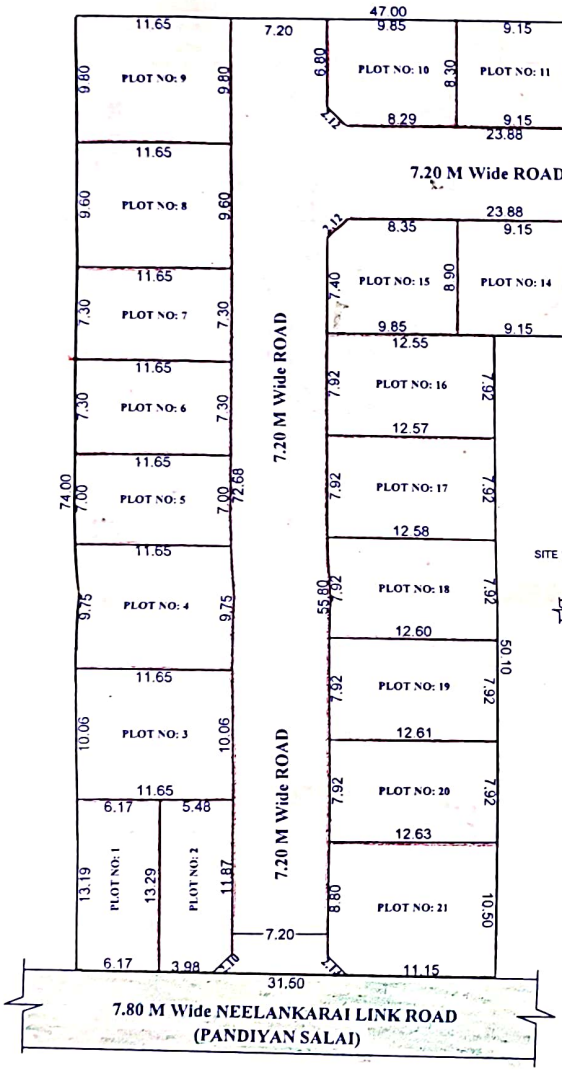
## Building Plan Approval - Fees collection Receipt

| | | | |
|---|---|---|---|
| **Receipt No:** | **2024-25/HQ/1025427** | **Receipt Date:** | **01-10-2024** |
| **Name:** | R. RAJESWARI AND J R SWARNA REVATHY | | |
| **Address:** | NO.14/5, 11/5, FLAT.NO.E, 3RD FLOOR, NANDANAM EXTENSION, 2ND STREET, NANDANAM, CH-35 | | |
| **Payment Details:** | Description: | Fee Collection : Plan Submission Number -SD/WDCN15/00546/2024 | |
| | Paid By: | R. RAJESWARI AND J R SWARNA REVATHY | |

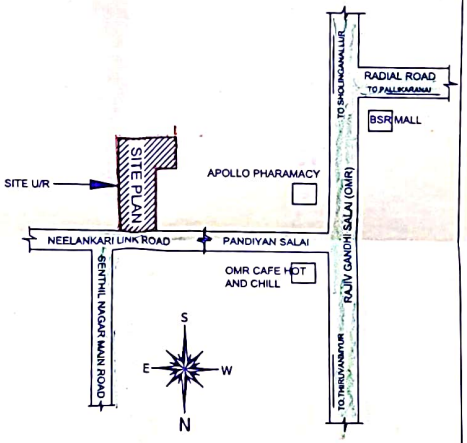
| **Description Head of A/C** | **Amount (in Rupees)** |
|---|---|
| Scrutiny Fees Collection | 4000.00 |
| Tentative improvement charges Collection | 210000.00 |
| **Total:** | **2,14,000.00** |
| Amount (in words): Rupees Two Lakh Fourteen Thousands Only | |
| Demand Draft # 888707 Drawn on STATE BANK OF INDIA, chennai Dated 30-09-2024 | |

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

PLAN SHOWING THE PROPOSED LAY - OUT OF LAND FOR RESIDENTIAL PURPOSE AT NEELANKARAI LINK ROAD (PANDIYAN SALAI), OKKIYAM THORAIPAKKAM, CHENNAI - 600 096. COMPRISED IN S.NO: 406/7A, 406/8A, 406/7B, 406/8B AND 406/7C OF OKKIYAM THORAIPAKKAM VILLAGE, ZONE- 15, DIVISION - 193, GREATER CHENNAI CORPORATION.




PROPOSED LAY - OUT




KEY PLAN (N.T.S)

| AREA STATMENTS | |
|---|---|
| PLOT NOS | AREA IN SQ.M |
| PLOT EXTENT | 2650.00 |
| PLOT NO: 1 | 81.68 |
| PLOT NO: 2 | 71.93 |
| PLOT NO: 3 | 117.20 |
| PLOT NO: 4 | 113.59 |
| PLOT NO: 5 | 81.55 |
| PLOT NO: 6 | 85.05 |
| PLOT NO: 7 | 85.05 |
| PLOT NO: 8 | 111.84 |
| PLOT NO: 9 | 114.17 |
| PLOT NO: 10 | 80.62 |
| PLOT NO: 11 | 75.95 |
| PLOT NO: 12 | 75.95 |
| PLOT NO: 13 | 81.44 |
| PLOT NO: 14 | 81.44 |
| PLOT NO: 15 | 86.54 |
| PLOT NO: 16 | 99.35 |
| PLOT NO: 17 | 99.58 |
| PLOT NO: 18 | 99.70 |
| PLOT NO: 19 | 99.82 |
| PLOT NO: 20 | 99.94 |
| PLOT NO: 21 | 130.28 |
| TOTAL PLOTS | 1972.67 |
| PP1 | 9.96 |
| PP2 | 9.96 |
| ROAD AREA | 657.41 |
| TOTAL | 2650.00 |

| COLOUR INDEX | SCALE - 1 : 100 |
|---|---|
| PROPOSED | S E W N |
| BOUNDARY | |
| EXISTING ROAD | |

R. Rajeswary
Revathy R
OWNER/POWER AGENT

S. SATHIYAN, B.E.,
Registered Engineer 202542021, Gr-II
Plot No.3, F1, Ganesh Flats,
Usha Nagar 2nd Street, Ullagaram,
Chennai-600 091. Cell: 94425 27475
LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் .SD/WDC/N15/000546/2024
(மனைப்பிரிவு)

நாள்..03/10/2024.. வார்டு....193....

ஒப்பளிக்கப்பட்டது

03/10/24
உ.செ.பொ.

03/X/24
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 18/07/2024
தி.எண் N15/000546/2024
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project 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 Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

Layout Approved vide no:
LA/WDC/N15/00022/2024
Dt: 03/10/2024

03/10/24
AEE

03/X/24
for Commissioner

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.