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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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Canara Bank ..... Branch. Date : 14-10-24

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

Chennai Corporation - Zone No. R.Vijayambal

Applicant Name & Address Rowne Stone apartment, B-25, B-Block, mahalingapuram

Mobile No. Nungambakkam, Ch-34

Ref. No./PPA No. SJ1/WDCN15/000648/24

Site Address Survey No: 1/73A 4/74 Chinnaji kuppam, Injambakkam, Ch-97

Remittance Particulars	Amount (₹)	
Development Charges	20000	-
Regularisation Charges	480000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges	17060000	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	175600000	-

Amount (in words) : ₹. One Crore Seventy Five Lakh Sixty Thousand only

Official of Corporation of Chennai

Signature of Applicant

Bank Official

CANARA BANK Chennai-3.

Please fill in the Particulars

Notes	₹.	P.	Name of the Bank & Branch	D.D.No & Date	₹.	P.
2000 x		-				-
500 x		-	HDFC Bank T. Nagar G.N. Chetty Road Branch	079572		-
200 x		-				-
100 x		-		9-10-24		-
50 x		-				-
20 x		-				-
10 x		-				-
5 x		-				-
TOTAL		-	**TOTAL**			-

www.cmdachennai.gov.in

Other Charges for Cash Remittance	₹.	P.
Cash handling charges		-
Remittance Charges		-
Total		-

PAN No.

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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/WDCN15/00648/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N194	14/10/2024	28/08/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		R.VIJAYAMBAL-ROWNE STONE APARTMENT, B-25, B-BLOCK, MAHALINGAPURAM, NUNGAMBAKKAM, CHENNAI-600 034	
மேம்பாட்டு தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:CHINNANDIKUPPAM MAIN ROAD,Block No:-,Plot No:-, Survey No:1/73A1B & 1/74A1& 1/73A1C, CHINNADI KUPPAM,INJAMPAKKAM(N194),INJAMBAKKAM(N194),Injambakkam, CHENNAI, 600097	
CMDA Development Charges		20000	
Open space reservation charges		17060000	
Regularisation Charges - Land		480000	
மொத்தக் கட்டணம்/Total (In Rs.)		17560000	

Amount (in words): Rupees One Crore Seventy Five Lakhs Sixty Thousands Only

C.M.D.A. DD Details : DD Number: 079572 Amount: 17560000 Rs. Date:09/10/2024 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sub-Division of Land - Sub Division ApprovalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

14/10/24

Assistant Executive Engineer (T.P.)

14/10/24

Executive Engineer (T.P.)

14/10/24

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Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2024-25/HQ/1149136**	**Receipt Date: 10-10-2024**
Name:	R.VIJAYAMBAL	
Address:	ROWNE STONE APARTMENT, B-25, B-BLOCK, MAHALINGAPURAM, NUNGAMBAKKAM, CHENNAI-600 034	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN15/00648/2024	
	Paid By: R.VIJAYAMBAL	

Description Head of A/C	Amount (in Rupees)
Scrutiny Fees Collection	7500.00
Tentative improvement charges Collection	1170000.00
Total:	**11,77,500.00**

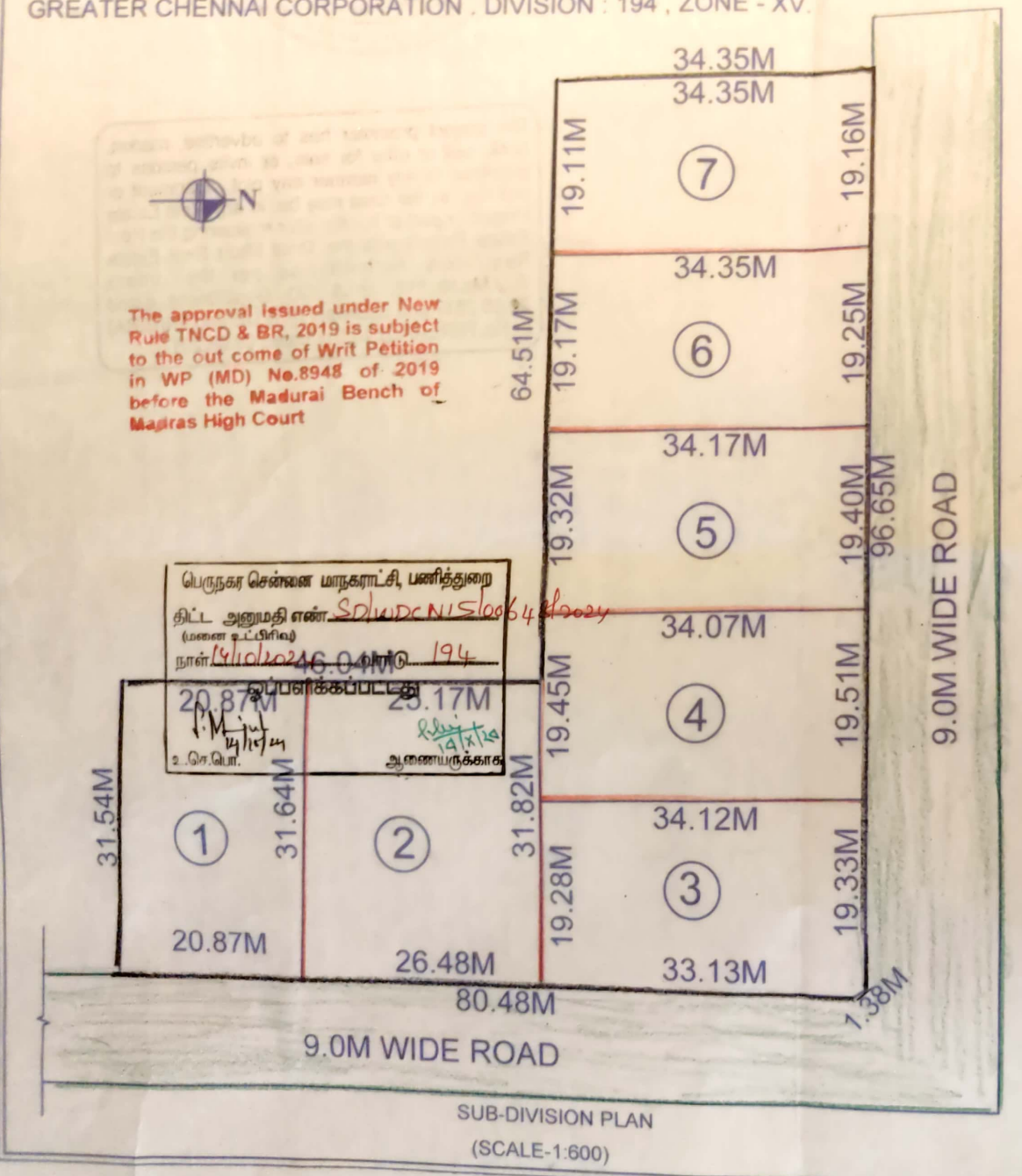
Amount (in words): Rupees Eleven Lakhs Seventy Seven Thousands Five Hundred Only

Demand Draft # 079571 Drawn on HDFC BANK, Dated 09-10-2024

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

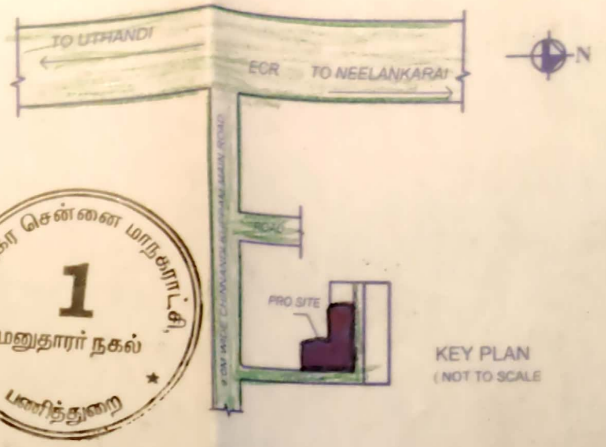
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PLAN SHOWING THE PROPOSED SUB-DIVISION OF LAND FOR RESIDENTIAL PURPOSE AT CHINNANDIKUPPAM MAIN ROAD IN COMPRISED IN AS PER PATTA S.NO:1/74A1,1/73A1B & 1/73A1C OF INJAMBAKKAM VILLAGE, SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION . DIVISION : 194 , ZONE - XV.



The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண்: SDD/DC/N1S/0964/2024
(மனை உட்பிரிவு)
நாள்: 14/10/2024 பார்க்க 194
ஒப்பளிக்கப்பட்டது
20.87M 25.17M
உ.செ.பொ. ஆணையருக்காக



COLOUR INDEX

PROPOSED	
BOUNDARY	
ROAD	

N

AREA STATEMENT

PLOT EXTENT	:	4794.88 SQ.M
SUB-DIVISION AREA		
PLOT EXTENT - 1	:	659.69 SQ.M
PLOT EXTENT - 2	:	819.01 SQ.M
PLOT EXTENT - 3	:	675.05 SQ.M
PLOT EXTENT - 4	:	664.23 SQ.M
PLOT EXTENT - 5	:	660.54 SQ.M
PLOT EXTENT - 6	:	657.86 SQ.M
PLOT EXTENT - 7	:	658.50 SQ.M
TOTAL EXTENT	:	4794.88 SQ.M

R. vijayavel
OWNER

M.SURESH KANNAN, B.E,
Registered Engineer Grade-II
CMDA Reg. No: RE/GR-II/19/06/084
Corporation Reg. No: RE2/0040/2019
S.K. FOUNDATIONS
No.3, K.K. 1st Street, MKB Nagar,
Ambattur, Chennai-600 053.
Cell : 78714 46301
LICENSED SURVEYOR

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பெருநகர சென்னை மாநகராட்சி

நாள் 28/08/2024

தி.ஆ.எண் N1S/00648/2024

பெ.செ.மா.தி.அலு

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 28.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

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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.