Verified RealEstate™

RE REGULATORY RECORD

RERA Document

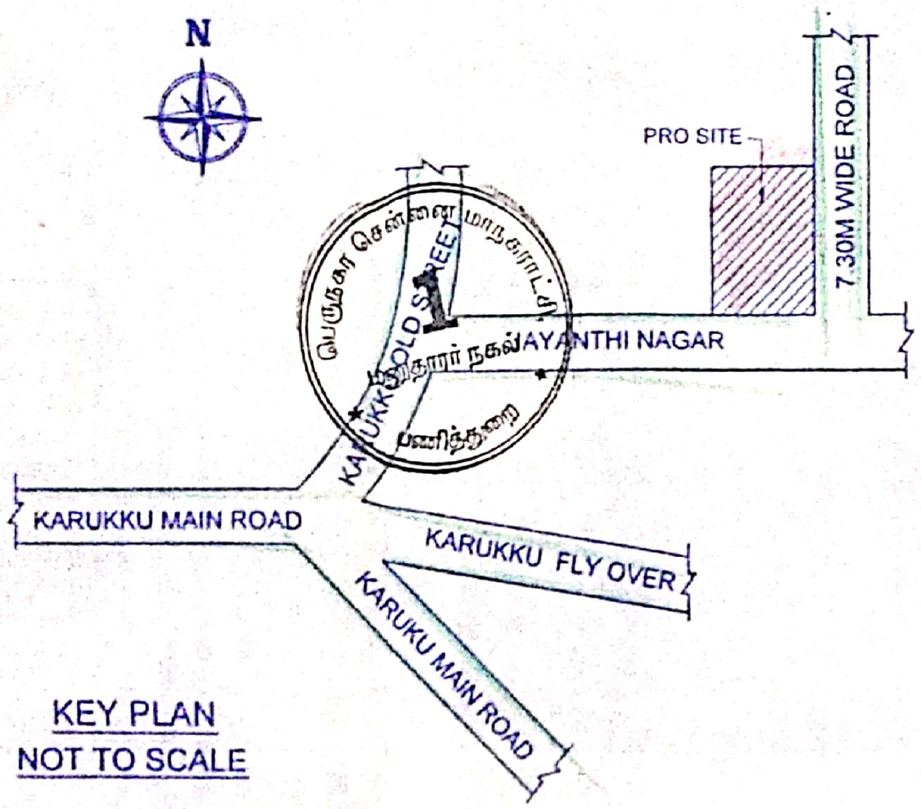
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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



KEY PLAN
NOT TO SCALE

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 Madural Bench of Madras High Court

Not:

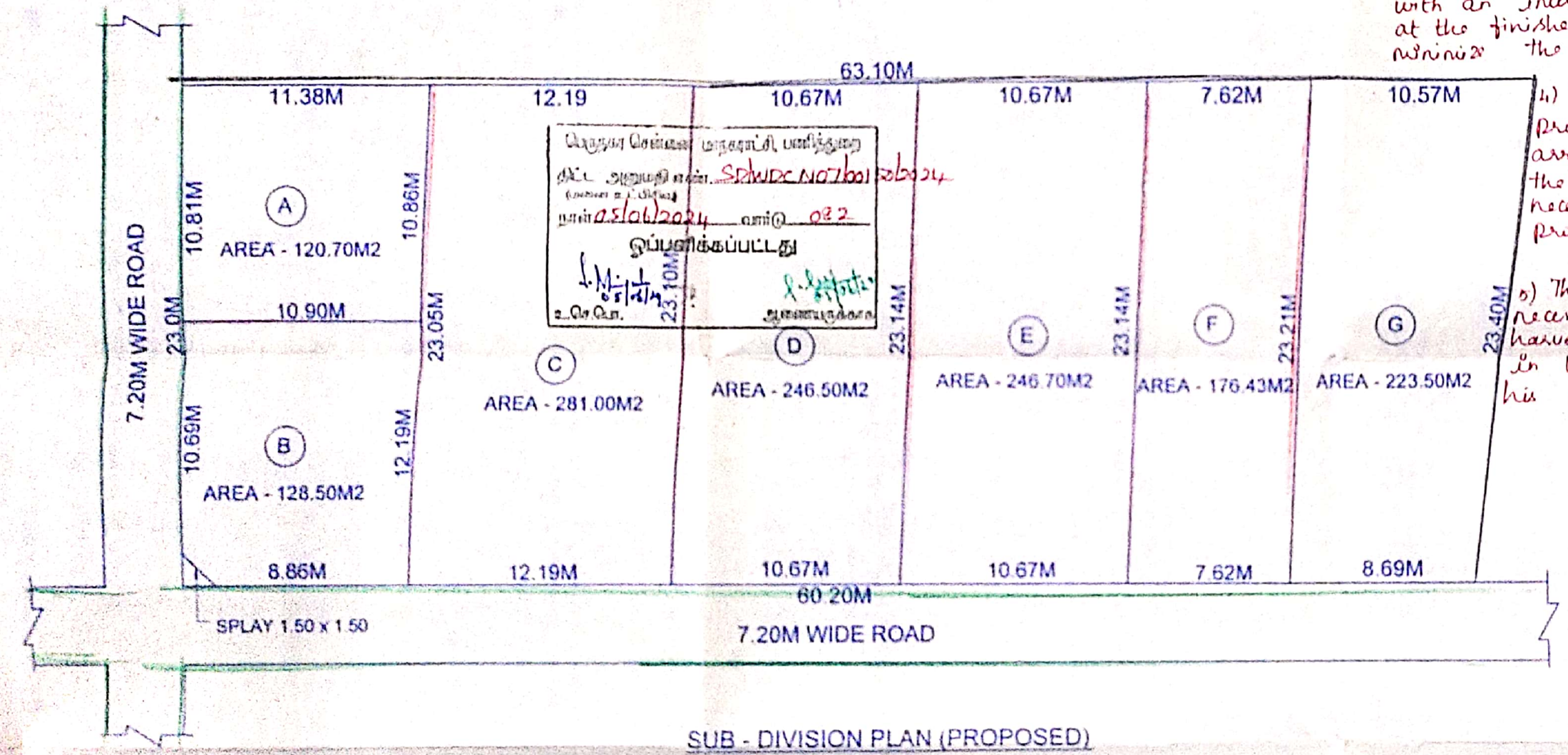
1) The foundation footings shall be placed in the original soil strata to avoid unequal settlement of the superstructure

2) The proposed site of the land is to raised to a height of 1.60m with the process of earth filling and compaction should be done in layers of not more than 0.30m depth with hard soil with proper compaction to achieve required degree of compaction.

3) The footings should be well Inter connected with an intermediate grade beams at the finished ground level to minimize the buckling of columns.

4) The applicant should provide adequate dewatering arrangement to boil out the rain water with necessary drainage facilities provided as per the norms.

5) The applicant shall provide necessary rain water harvesting arrangement in the proposed site at his own cost.



SUB - DIVISION PLAN (PROPOSED)
SCALE 1 : 200

PLAN SHOWING THE PROPOSED SUB - DIVISION OF LAND FOR RESIDENTIAL PURPOSE COMPRISED IN T.S No. 43, OLD S. No. 16 / 2A & 16 / 2B BLOCK No. 8, WARD No. D, OF PATRAVAKKAM VILLAGE, SRINIVASA NAGAR ALIAS JAYANTHI NAGAR, KORATTUR, CHENNAI - 600053. GREATER CHENNAI CORPORATION DIVISION - 82, ZONE - 7.

AREA STATEMENT	SQ.M
PLOT AREA (AS PER FMB)	1424.45
PLOT AREA (AS PER PATTA)	1570.00
PLOT AREA (AS PER DOC)	1540.47
PLOT NO . A	120.70
PLOT NO . B	128.50
PLOT NO . C	281.00
PLOT NO . D	246.50
PLOT NO . E	246.70
PLOT NO . F	176.43
PLOT NO . G	223.50
SPLAY	1.12
TOTAL AREA	1424.45

COLOUR INDEX
PROPOSED
ROAD
SITE BOUNDARY

SIGNATURE OF GPA

T.KARTHIKEYAN
CMDA REG. No. RE/GR-III/19/04/063
G.C.C. REG. No: RE 301722019
REGISTERED ENGINEER
F1, Crystal Homes,
No. 14A, Rajendra Prasad Street,
Vinayagapuram, Ambattur, Chennai-53
Cell: 98400 66695

LICENSED SURVEYOR

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Canara Bank ..... Branch. Date : 30/5/24

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

Chennai Corporation - Zone No. ..... VII ..... Sivamile and opp

Applicant Name & Address ..... No. 19/20 Pillaiyar Koil St

Manambedu Ambattur Ch. 53

Mobile No. ..... 9444412665 .....

Ref. No./PPA No. ..... SP/WDC No.1/00150/2024

Site Address ..... T.S. No. 43 Jayalakshmi Nagar

Corniveser Nagar Extension

Remittance Particulars	Amount (₹)	
Development Charges	6500	00
Regularisation Charges	157000	00
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	163500	00

Amount (in words) : ₹. One Lakh Sixty Three Thousand Five hundred only

Official of Corporation of Chennai ★Signature of Applicant★ Bank Official

CANARA BANK / केनरा बैंक
PARK TOWN, CHENNAI / पार्क टाउन, चेन्नई
3 MAY 2024

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/WDCN07/00150/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N07	N082	05/06/2024	04/03/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		S.VENNILA AND 2 OTHERS GPA FOR M. MARY SOPHIA-NO. 19/20, PILLAIYAR KOIL STREET, MENAMBEDU, AMBATTUR, CHENNAI-600053.	
மேம்பாட்டு தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:SRINIVASA NAGAR @ JAYANTHI NAGAR,Block No:8,Plot No:OLD.S.NO.16/2A & 16/2B, Survey No:T.S.NO.43, SRINIVASAN STREET,GNANAMURTHY NAGAR,PATTARAVAKKAM,Pattravakkam, CHENNAI.	
CMDA Development Charges		6500	
Regularisation Charges - Land		157000	
மொத்தக் கட்டணம்/Total (In Rs.)		163500	

Amount (in words): Rupees One Lakh Sixty Three Thousands Five Hundred Only

C.M.D.A. DD Details : DD Number: 099309 Amount: 163500 Rs. Date:13/05/2024 Bank:INDIAN 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.

05/06/24

Assistant Executive Engineer (T.P.)

05/06/24

Executive Engineer (T.P.)

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Demand Advice

From,

Assistant Executive Engineer,
Corporation of Chennai,
Amma Maligai, Ripon Building,
Chennai - 600 003

To,

Thiru/Tmt.S VENNILA AND OTHERS
NO. 19/20, PILLAIYAR KOIL STREET,
MENAMBEDU, AMBATTUR, CHENNAI-
600053.

W.D.C.No. SD/WDCN07/00150/2024

Challan Number : N07/2024-25/02140

Date : 02/05/2024

Sir / Madam,

Subject : Application for Sub-Division of Land - Sub Division Approval only

Site Address : Block No:8,Plot No:-, Survey No:T S NO. 43, KARUKKU,GNANAMURTHY NAGAR,PATTARAVAKKAM,Pattravakkam, CHENNAI, 600053

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

SL. No.	Fees Types	Amount in (Rs.)
1	Scrutiny Fees	2500
2	Tentative improvement charges	467000
	Total (Rs.)	469500

For above amount to produce the Demand Draft in favour of Commissioner,Greater Chennai Corporation.

1	CMDA Development Charges	6500
2	Regularisation Charges - Land	157000
	Total (Rs.)	163500

For above amount to produce the Demand Draft in favour of The Member Secretary, CMDA.

1.Latest Property Tax receipt.
2.8 copies of corrected plan.

VLT- 136000/-

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 N082

Through Zonal Officer

Assistant Executive Engineer

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

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

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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.