

RE

REGULATORY RECORD

RERA Document

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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/WDCN14/00782/2025	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N14	N183	05/12/2025	20/11/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		M.SUNDARAMURTHY-PLOT.NO.51, 3RD CROSS ST, VGP 2ND MAIN ROAD, PALAVAKKAM, CHENNAI-600 041	
மேம்பாட்டு தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:ANNA SALAI,Block No:-,Plot No:-, Survey No:1/635-H, 1/635-G & 1/635-F, V.G.P 1st Cross Street,VGP layout(N183),Palavakkam(N183),Palavakkam, CHENNAI, 600041	
CMDA Development Charges		8000	
Regularisation Charges - Land		183000	
மொத்தக் கட்டணம்/Total (In Rs.)		191000	

Amount (in words): Rupees One Lakh Ninety One Thousands Only

C.M.D.A. DD Details : DD Number: 311827 Amount: 191000 Rs. Date:04/12/2025 Bank:KARUR VYSYA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

P. M. S. 05/12/25

Assistant Executive Engineer (T.P.)

8.24 05/12/25

Executive Engineer (T.P.)

05/12/25



Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	2025-26/HQ/1776909	Receipt Date: 05-12-2025
Name:	M SUNDARAMURTHY	
Address:	PLOT.NO.51, 3RD CROSS ST, VGP 2ND MAIN ROAD, PALAVAKKAM, CH-41	
Payment	Description: Fee Collection : Plan Submission Number -SD/WDCN14/00782/2025	
Details:	Paid By: M SUNDARAMURTHY	
Description Head of A/C		Amount (in Rupees)
Demolition Fees Collection		124000.00
Scrutiny Fees Collection		3000.00
Total:		1,27,000.00
Amount (in words): Rupees One Lakh Twenty Seven Thousands Only		
Amount collected via ECS Payment from ECS/NEFT/RTGS with Transaction number : 767021, Transaction Date : 04-12-2025		

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



Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

**Canara Bank**

Branch. Date :

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **0976201031966**Chennai Corporation - Zone No. Zone - 14Applicant Name & Address M. Sundaramurthy
P.NO. 51, 3rd Cr. St

Mobile No.

Ref. No./PPA No. SP/WDC N.14/782/2025Site Address Anna Salai
V.G.P. 1st Cr-St, Palayavakkam

Remittance Particulars	Amount (₹)	
Development Charges	8000	-
Regularisation Charges	183000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	191000/-	-

Amount (in words) : ₹. One Lakh ninetyOne Thousand and only

Signature of Applicant



Bank Official

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

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

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

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.

