Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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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 Perinmedu ..... Branch. Date : .....

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **097620031966**

Chennai Corporation - Zone No. XV Ganapathi Kusuma Kumari

Applicant Name & Address Ref: power Agent.....
Chappati Rama Rao S. Mohan
120:21, Nathamuni St, Shenoy nagar

Mobile No.

Ref. No./PPA No. SD/WDCN/15/000098/2024

Site Address Survey no: 485/1(1).1 & 485/1H2
Lalbahadur Sastri St, Shalinganallur ch-119

Remittance Particulars	Amount (₹)	
Development Charges	10,000	00
Regularisation Charges		-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	10,000	00

Amount (in words) : ₹. Ten thousand only

Official of Corporation of Chennai

Signature of Applicant

Bank Official

7/3/24

G. Rama Rao



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

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

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

திட்ட அனுமதி எண் (Planning Permit No)		SD/WDCN15/00098/2024	
மண்டலம் Zone	வார்டு/ Ward	அனுமதி நாள்/ Approval Date	விண்ணப்பித்த நாள் / Application Date
N15	N197	08/03/2024	08/02/2024
விண்ணப்பித்தவர் பெயர் மற்றும் முகவரி / Applicant name & address		GARAPATI KUSUMA KUMARI REP BY GPA GARAPATI RAMA RAO AND MOHAN-NO. 2/1, NATHAMUNI STREET, SHENOY NAGAR, CHENNAI-600030	
சேவை வகை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:NEHRU NAGAR,Block No:-,Plot No:-, Survey No:S.NO.485/1G1D & 485/1H2, LALBAHADUR SASTRI STREET,SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, CHENNAI, 600119	
CMDA Development Charges			10000
மொத்தக் கட்டணம்/Total (In Rs.)			10000

Amount (in words) Rupees Ten Thousands Only

C.M.D.A. DD Details : DD Number: 640620 Amount: 10000 Rs. Date:28/02/2024 Bank:DBS BANK LIMITED

மேல் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு முன்வைக்கப்பட்ட வரைபடம் நகலின்படி அனுமதி

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

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

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.