

RE

REGULATORY RECORD

RERA Document

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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.**0976201031966**

Chennai Corporation - Zone No.

R. Venkata Subramanian

Applicant Name & Address

B-25, 9th Floor, Rawingore
Apartment, Mahalingapuram main
Road, Ch-34,

Mobile No.

Ref. No./PPA No.

SD/W/DCN/15/00647/24

Site Address

Survey No: 473A, Chinnaudi
Kuppam, Injambakkam, Ch-97

Remittance Particulars	Amount (₹)	
Development Charges	18000	-
Regularisation Charges	435000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges	15420000	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	15873000	-

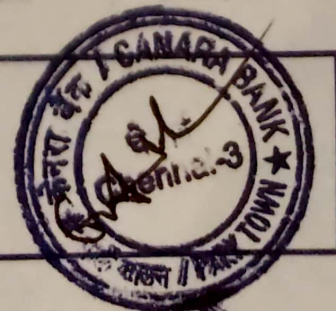
Amount (in words) : ₹. One Crore Fifty Eight
Lakh Seventy three thousand only

Official of Corporation of Chennai

Signature of Applicant

Bank Official

பணத்திரை



Please fill in the Particulars

Notes	₹.	P.	Name of the Bank & Branch	D.D.No & Date	₹.	P.
2000 x		-	ADFC Bank T. Nagar G.N. Chetty Road Blank			-
500 x		-		079570		-
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		-



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/WDCN15/00647/2024	
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.VENKATA SUBRAMANIAN-B-25, 9th FLOOR, ROWNSTONE APARTMENT, MAHALINGAPURAM MAIN ROAD, CHENNAI-600034	
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:1/73A3, CHINNADI KUPPAM,INJAMPAKKAM(N194),INJAMBAKKAM(N194),Injambakkam, CHENNAI, 600097	
CMDA Development Charges		18000	
Open space reservation charges		15420000	
Regularisation Charges - Land		435000	
மொத்தக் கட்டணம்/Total (In Rs.)		15873000	

Amount (in words): Rupees One Crore Fifty Eight Lakhs Seventy Three Thousands Only

C.M.D.A. DD Details : DD Number: 079570 Amount: 15873000 Rs. Date:09/10/2024 Bank:HDFC 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.

[Signature]
14/10/24

Assistant Executive Engineer (T.P.)

[Signature]
14/10/24

Executive Engineer (T.P.)

[Signature]
14/10/24



Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	2024-25/HQ/1149208	Receipt Date: 10-10-2024
Name:	R.VENKATA SUBRAMANIAN	
Address:	B-25, 9th FLOOR, ROWNSTONE APARTMENT, MAHALINGAPURAM MAIN ROAD, CHENNAI-600034	
Payment	Description: Fee Collection : Plan Submission Number -SD/WDCN15/00647/2024	
Details:	Paid By: R.VENKATA SUBRAMANIAN	
Description Head of A/C		Amount (in Rupees)
Scrutiny Fees Collection		7000.00
Tentative improvement charges Collection		850000.00
Total:		8,57,000.00
Amount (in words): Rupees Eight Lakh Fifty Seven Thousands Only		
Demand Draft # 079578 Drawn on HDFC BANK, Dated 09-10-2024		

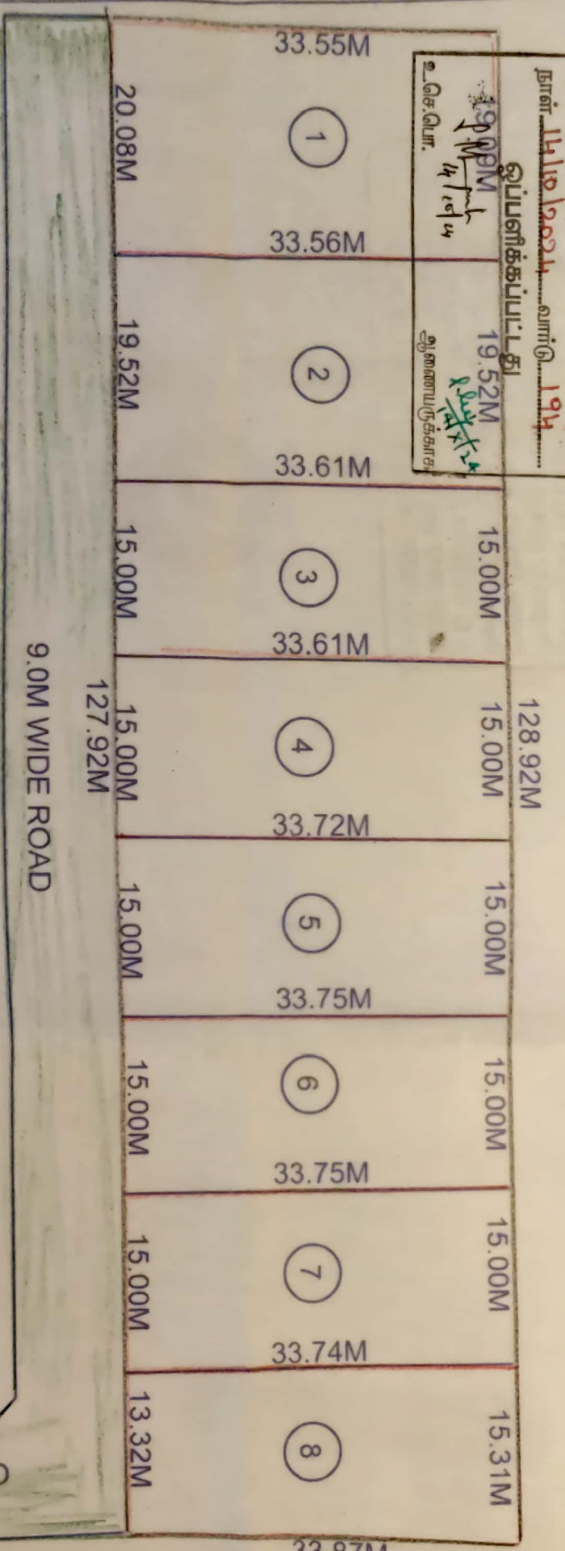
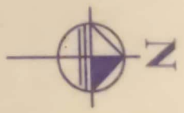
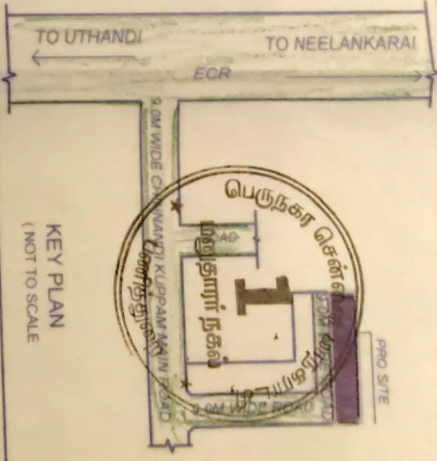
This is the Computer Generated Receipt Signature and Seal is not required



PLAN SHOWING THE PROPOSED SUB-DIVISION OF LAND FOR RESIDENTIAL PURPOSE AT CHINNANDIKUPPAM MAIN ROAD IN COMPRISED IN AS PER PATTAS NO: 1/73A3 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 outcome of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

பெருந்தா சென்னை மாநகராட்சி, பஸ் நெருங்கிய நில அனுமதி எண்: SD/2019/100647/2024
நாள்: 14/12/24
பெரிசுத்தப்பாபி
உ.செ.பொ. அனுமதியுடனாக



COLOUR INDEX	PROPOSED	BOUNDARY	ROAD



AREA STATEMENT:		
PLOT EXTENT		4323.10 SQ.M
SUB DIVISION AREA:		
PLOT EXTENT - 1	656.82 SQ.M	
PLOT EXTENT - 2	655.48 SQ.M	
PLOT EXTENT - 3	503.81 SQ.M	
PLOT EXTENT - 4	505.16 SQ.M	
PLOT EXTENT - 5	506.18 SQ.M	
PLOT EXTENT - 6	506.30 SQ.M	
PLOT EXTENT - 7	506.18 SQ.M	
PLOT EXTENT - 8	483.17 SQ.M	
TOTAL EXTENT	4323.10 SQ.M	

OWNER

LICENSED SURVEYOR

M. SURESH KANNAN, B.
Registered Engineer Grade-I
CMA Reg. No: RE/SG-11/7306/1
Corporation Reg. No: RE/2004/072
S. K. FOUNDATIONS
No.3, K.K. 1st Street, MKB Nagar
Ambattur, Chennai-600 053.
Cell : 78714 46301

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

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



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.

