Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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பெருநகர சென்னை மாநகராட்சி

GREATER CHENNAI CORPORATION

நகரமைப்பு துறை

Town Planning Department

மனை வரன்முறைப்படுத்த அனுமதி

Regularization Permit

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 122 வது பிரிவின் படி)

(Section 122 of T & C.P Act 1971)

அனுமதி எண் (Permit No) 1671/2024		RL/WDCN03/01630/2024	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
03	27	11/12/2024	05/11/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant Name & address		Thiru/Tmt/Ms. D. Vijayaragavan No.39/44, Anna Street, Madhavaram, Chennai.	
மேம்பாட்டு தன்மை / Service Type		Regularization of Individual Plot	
மனை அமைவிடம் / Plot Address		T.S.No.26/5, Block No.5, Ward No.B, Madhavaram Village, Plot No.D, Mettuma Nagar, Srinivasa Perumal Koil Street, Chennai.	
Development Charges		629000	
Regularization Charges		220000	
மொத்தக் கட்டணம் / Total (in Rs.)		849000	

Amount (in Words): Rupees: Eight Lakh Forty Nine Thousand Only/-

DD Details: DD Number: 057705 Amount: Rs.849000/- Date:02/12/2024
Bank: Union Bank of India

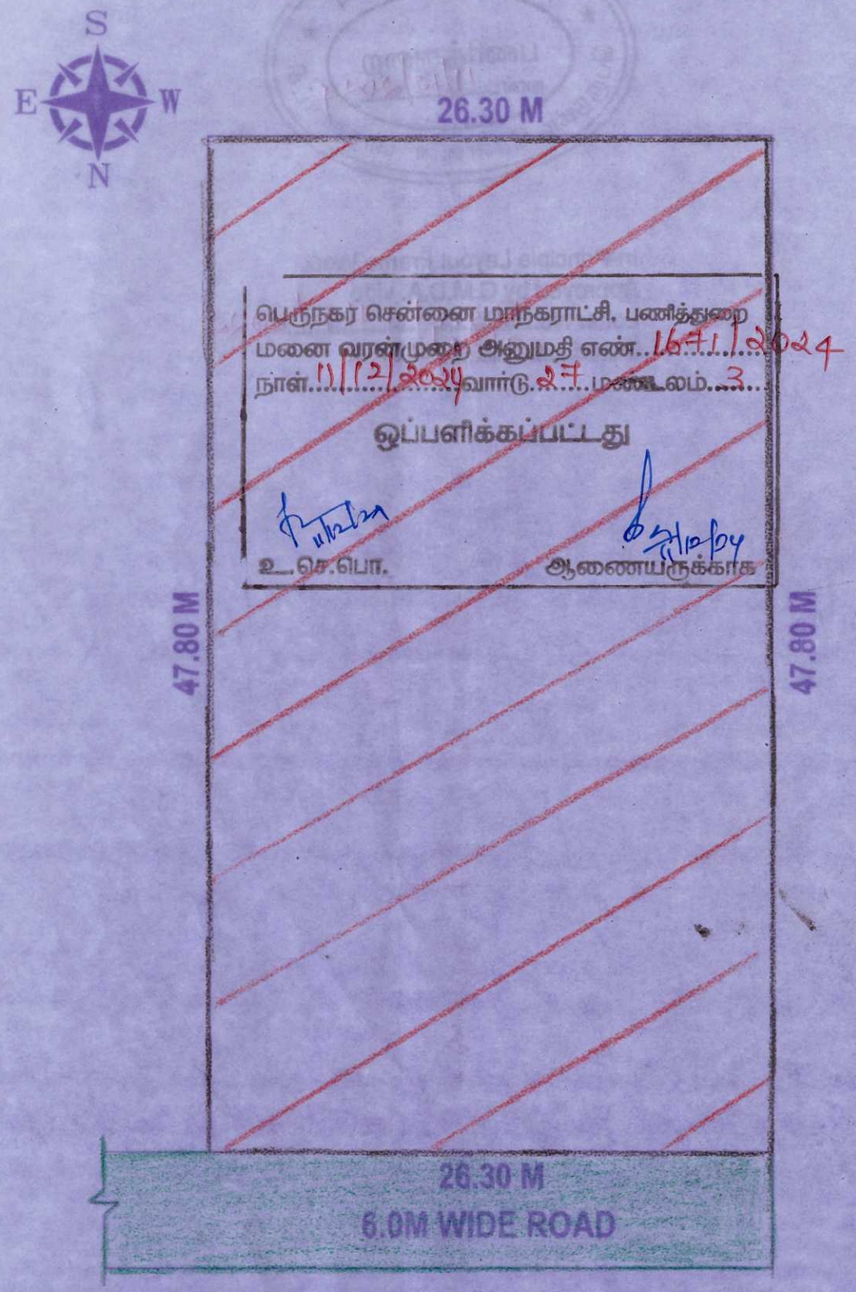
The unauthorized sub-division of plot under reference is regularized under regularization of Unapproved Plots and Layouts Rules, 2017 - Under Section 113 read with section122 of the Tamil Nadu Town and Country Planning Act, 1971 - G.O.Ms.No.78 dated 04.05.2017 and G.O.Ms.No.172 dated 13.10.2017, Housing & Urban Development [UD4 (3)] Department subject to the conditions laid down in the Rules in the Government Orders mentioned.

Issuance of Regularization Permit does not confirm any ownership or title over the property, in favour of the applicant. Before issuing regularization permit, Greater Chennai Corporation, checks only the aspect of applicant's right over the site under reference based on the copies of the documents [such as sale deed, patta, lease gift, gift deed etc.,] furnished by the applicant along with his / her application to prove the same.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicants right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent court to decide on the ownership or get the matter settled in the Court of Law and Greater Chennai Corporation is not the Competent Authority to decide this matter.

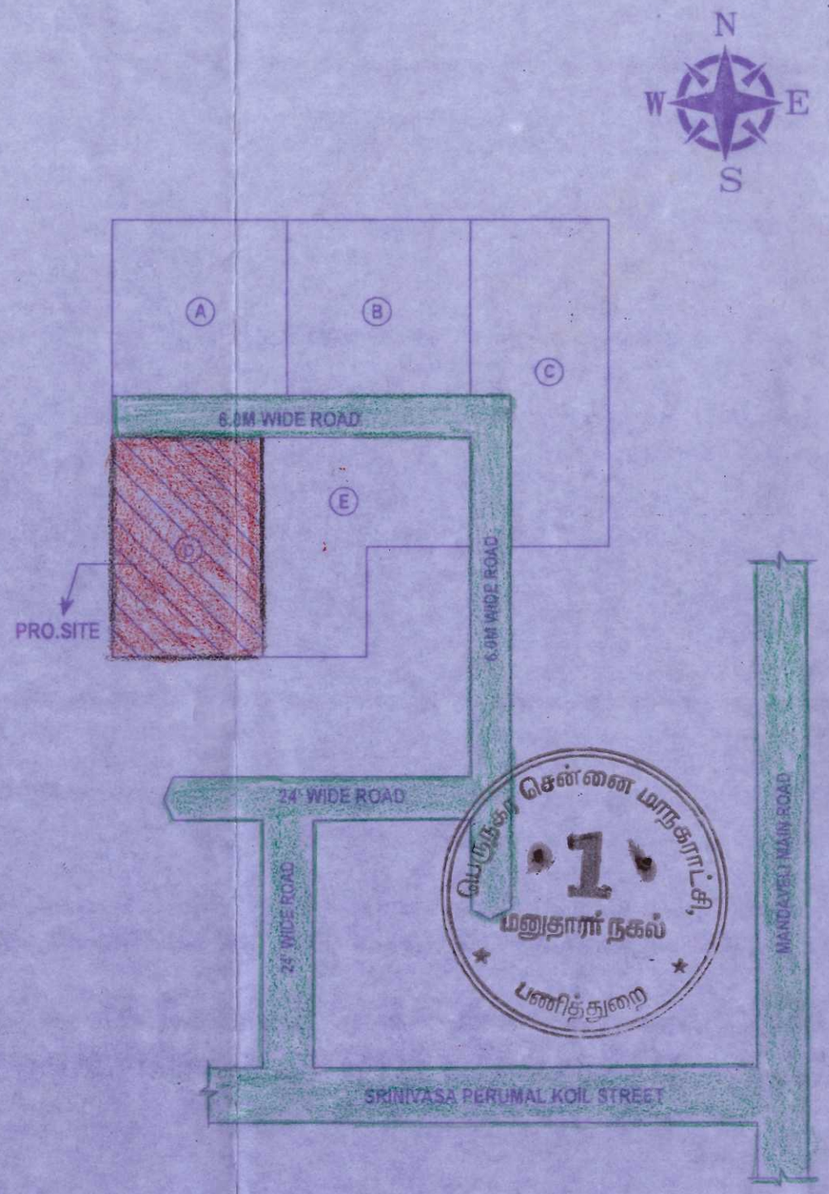
Assistant Executive Engineer (T.P)

Executive Engineer (T.P)



SITE PLAN

SCALE - 1 : 200



KEY PLAN

NOT TO SCALE

PLAN SHOWING THE PROPOSED REGULARISATION OF LAND FOR RESIDENTIAL PURPOSE AT PLOT NO : D, METTUMA NAGAR, SRINIVASA PERUMAL KOIL STREET, COMPRISED IN AS PER PATTA T.S.NO: 26/5, BLOCK NO: 5, WARD: B OF MADHAVARAM VILLAGE, MADHAVARAM TALUK,GREATER CHENNAI CORPORATION, ZONE - III , DIVISION - 027.

AREA DETAILS	SQ.M
PLOT EXTENT	1254.92

REFERENCE

- BOUNDARY
- PROPOSED REGULARISATION
- ROAD

D. Vijayaraghavan

OWNER:

Er. P. MURUGAN
VELAVAN PLANNERS
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG No. RE/GR-III/19/08/2*S
GREATER CHENNAI CORPORATION
REGISTRATION No. RE303212019
DTCP REGN. No. CGLRGN/RE/GR-III/2020/01/003
127/11, GOLDEN COLONY, ANNA NAGAR WEST EXTN.,
CHENNAI-600 050

LICENCED SURVEYOR

நகரமைப்பு பிரிவு

பணித்துறை

நாள்: 17/2/2024

பெருநகர சென்னை மாநகராட்சி

In-Principle Layout Frame Work
Approved by C.M.D.A. vide
Letter No. Roz.(1)/1714/2022
Dated: 09/02/2022

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2024-25/HQ/1637018**	**Receipt Date: 11-12-2024**
Name:	D VIJAYA RAGAVAN	
Address:	NO.39/44, ANNA STREET, MADAVARAM, CH-50	
Payment Details:	Description: Fee Collection : Plan Submission Number -RL/WDCN03/01630/2024	
	Paid By: D VIJAYA RAGAVAN	

Description Head of A/C	**Amount (in Rupees)**
GCC Development Charges Collection	629000.00
Regularisation Charges - Land Collection	220000.00
Total:	**8,49,000.00**
Amount (in words): Rupees Eight Lakh Forty Nine Thousands Only	
Demand Draft # 057705 Drawn on UNION BANK OF INDIA, Dated 02-12-2024	

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

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2025-26/ON/1901691**	**Receipt Date:**	**21-01-2026 17:55:24**
Name:	D VIJAYARAGAVAN		
Address:	PLOT NO - D, METTUMA NAGAR, SRINIVASA PERUMAL KOIL STREET, SRINIVASA P.K. ST, MANDAIVELI, MADHAVARAM, CHENNAI - 600051		
Payment Details:	Description:	Property Tax New Bill Number:03-027-029797 / Property Tax Bill Number: 03-027-37171-000	
	Paid By:	D VIJAYARAGAVAN	

Description Head of A/C	Amount (in Rupees)
Property Tax Late Pay Penalty for II/24-25	90.00
II/24-25	1415.00
Property Tax Late Pay Penalty for I/25-26	308.00
I/25-26	10675.00
II/25-26	10675.00
Total:	**23,163.00**

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

Online Transaction Number: 26946313563,Payment Dated: 21-01-2026

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.