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RE REGULATORY RECORD

RERA Document

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

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Proceedings of the Commissioner of
TAMBARAM CITY MUNICIPAL CORPORATION

PRESENT: S BALACHANDER IAS

Dated : 25-Jun-2025

Sub: TOWN PLANNING - TAMBARAM CITY MUNICIPAL CORPORATION
C.No : 009/CP/25-26/0048161
P.P.No : 009/25/5/165
Name of applicant : S.SERALATHAN & OTHERS ,
T,I.A.F. ROAD-SELAIYUR, SELAIYUR, SELAIYUR .
S.No 16/20 of
SELAIYUR Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr. S.SERALATHAN & OTHERS to Sub-Division S.No. 16/20 of SELAIYUR Village ,T, I.A.F. ROAD-SELAIYUR, SELAIYUR, SELAIYUR Into 6 plots **Sub Divisions Charges : 185200.00, Service Request No : 009/CP/25-26/0053311, Date : 24/Jun/2025** subject to the following condition. The approved plans are sent herewith.

The Sub-Division of plot should be in accordance with the approved plan.

Encl: Approved Plan
To
Mr.S.SERALATHAN & OTHERS
T, I.A.F. ROAD-SELAIYUR,
SELAIYUR, SELAIYUR

25/6/25

Commissioner,
TAMBARAM CITY MUNICIPAL CORPORATION

25/6/25

TAMBARAM CITY MUNICIPAL CORPORATION / தாம்பரம் மாநகராட்சி **SERVICE REQUEST RECEIPT**

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 009/CP/25-26/0048161	Receipt Date / பற்றுச்சீட்டு நாள்	: 16-Jun-2025 04:40:14 PM
Service Name / சேவையின் பெயர்	: SubDivisional Approval Request	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: S.SERALATHAN & OTHERS	SI Ward / Ward / பிரிவு / வார்டு	: N/AWARD-65
Address / முகவரி	: T.S.NO:16/20,KVN NGR,I.A.F. ROAD-SELAIYUR, SELAIYUR,SELAIYUR, PIN Code -600073	Mobile No / அலைபேசி எண்	: 9941330622

2400369 Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	Registration Fee	500.00
Remarks:N/A	**Total / மொத்தம்**	**500.00**

Payment Details : 500.00/- Online 16-Jun-2025
Amount In Words : [Five Hundred Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !! "மழைநீரை சேகரிப்போம்"

Print

Fir Pre 1 of 1 Ne La: Gc Find | Next E› _ Re

TAMBARAM CITY MUNICIPAL CORPORATION

Demand Notice - SubDivisional Approval

Generated Date :23-Jun-2025 10:18:03

To

Demand Notice No : SDA/009/2025/065/0000169

S.SERALATHAN & OTHERS

T.S.NO:16/20,KVN NGR,I.A.F. ROAD-SELAIYUR

SELAIYUR

SELAIYUR

Subject : Issue of Demand Notice

Ref : Service Request Number 009/CP/25-26/0048161, Service Request Date 16/Jun/2025,
Service Request Name : Sub-Division Approval
Village Name : SELAIYUR, Survey Number : 16/20 , Block No : 26, No of Plots : 6, No of Units : 6, Area in Sqft : 8284.000,Survey Ward Name : I

Based on the above Reference, we have screened your application and calculated the Demand as below for following.

S.No	Fee Description	Fee Amount
A	B	C
1	Additional Copy	1000.00
2	Sub Division Fees	12500.00
3	Scrutiny fee	12700.00
4	Development Charges	24000.00
5	Regularisation Chrages	135000.00
	Total	**185200.00**

The Mentioned Demand amount has to be paid through CFC/Online Portal.

Commissioner

TAMBARAM CITY MUNICIPAL CORPORATION

Print

TAMBARAM CITY MUNICIPAL CORPORATION / தாம்பரம் மாநகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 009/CP/25-26/0053311	Receipt Date / பற்றுச்சீட்டு நாள்	: 24-Jun-2025 12:10:11 PM
Service Name / சேவையின் பெயர்	: Sub Division Approval Payment	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: S.SERALATHAN & OTHERS	SI Ward / Ward / பிரிவு / வார்டு	: N/AWARD-65
Address / முகவரி	: T.S.NO:16/20,KVN NGR,I.A.F. ROAD-SELAIYUR, SELAIYUR,SELAIYUR, PIN Code -600073	Mobile No / அலைபேசி எண்	: 9941330622

Demand Notice No
SDA/009/2025/065/0000169

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	Additional Copy	1000.00
2	Sub Division Fees	12500.00
3	Scrutiny fee	12700.00
4	Development Charges	24000.00
5	Regularisation Chrages	135000.00
	Total / மொத்தம்	**185200.00**

Remarks:N/A

Payment Details : 185200.00/- Online 24-Jun-2025

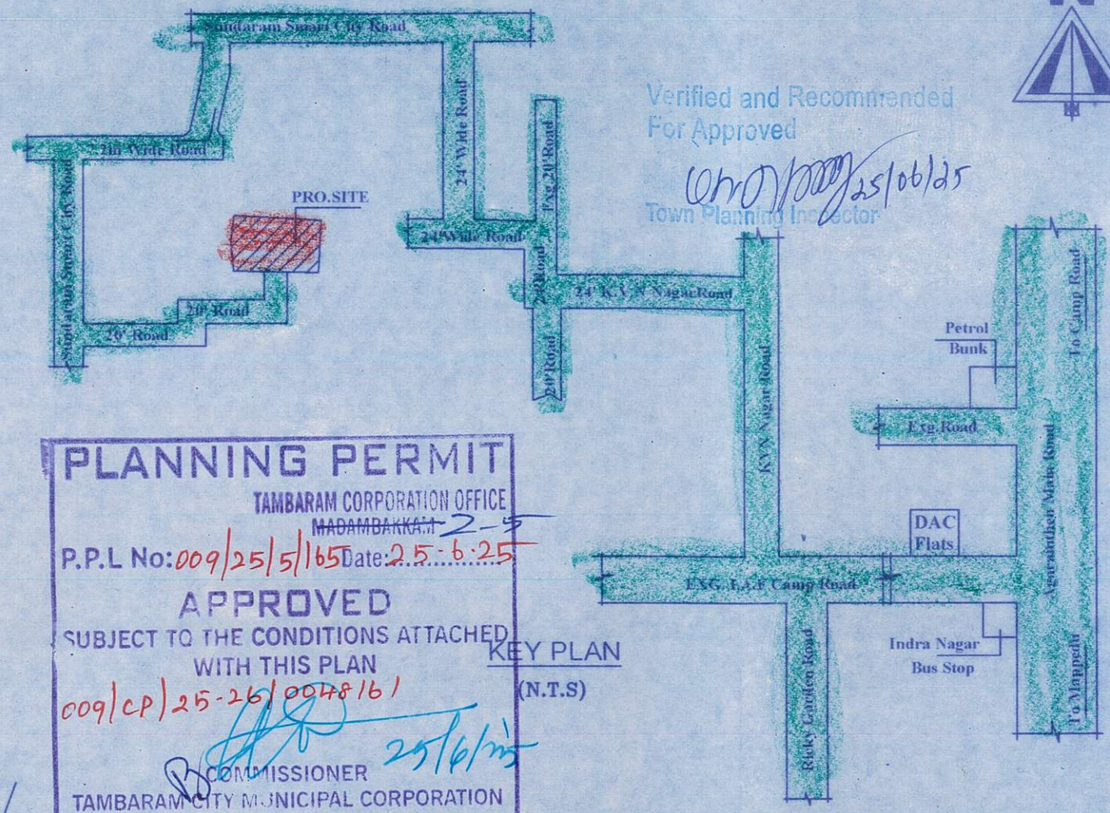
Amount In Words : [One Lakh Eighty Five Thousand Two Hundred Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !! "மழைநீரை சேகரிப்போம்"

Print

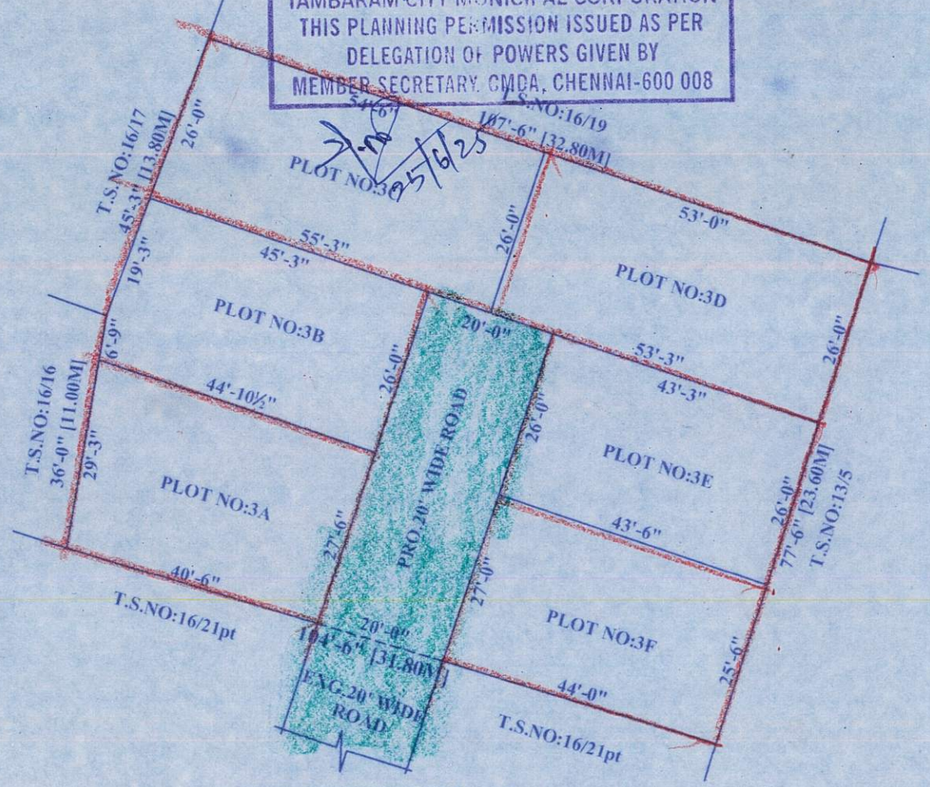
PLAN SHOWING THE PROPOSED SUB-DIVISION OF A HOUSE SITE IN T.S.NO:16/20, WARD NO:I, BLOCK NO:26, (SURVEY NO:213/5), SELAIYUR VILLAGE, TAMBARAM TALUK, CHENGALPET DISTRICT, ZONE-V, TAMBARAM CITY MUNICIPAL CORPORATION LIMIT.



KEY PLAN
(N.T.S)

Verified and Recommended
For Approved
25/06/25
Town Planning Inspector

PLANNING PERMIT
TAMBARAM CORPORATION OFFICE
~~MADAMBAKKAM~~
P.P.L No: 009/25/5/165 Date: 25-6-25
APPROVED
SUBJECT TO THE CONDITIONS ATTACHED WITH THIS PLAN
009/CP/25-26/00478161
25/6/25
COMMISSIONER
TAMBARAM CITY MUNICIPAL CORPORATION
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER SECRETARY, CMDA, CHENNAI-600 008



SUB-DIVISION PLAN

SCALE - 1" = 24' 0" [1:300]

AREA DETAILS:

	SQ.FT	SQ.M
PLOT NO:3A	: 1211.00	112.50
PLOT NO:3B	: 1184.00	110.00
PLOT NO:3C	: 1427.00	132.57
PLOT NO:3D	: 1381.00	128.30
PLOT NO:3E	: 1128.00	104.79
PLOT NO:3F	: 1148.00	106.65
LEFT FOR ROAD	: 805.00	74.79
TOTAL AREA	: 8284.00	769.60

COLOUR INDEX

PROPOSED ROAD

BOUNDARY

OWNER

REGISTERED ENGINEER

Ln.T.ARUL YOHARAJ, M.Tech.,(ST),LLB
Registered Engineer
Reg No.RE / GR-II/19/03/014
Chennai Metropolitan Development Authority
Emmanuel Planners, Ph:044 - 22291919
No.15,Sri Ranganathan Nagar,
Near Bharath Engg.College, Chennai-600 073.
Cell : 9381032266

Ref No-1[16.06.2025]

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

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.