Verified RealEstate™

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

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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

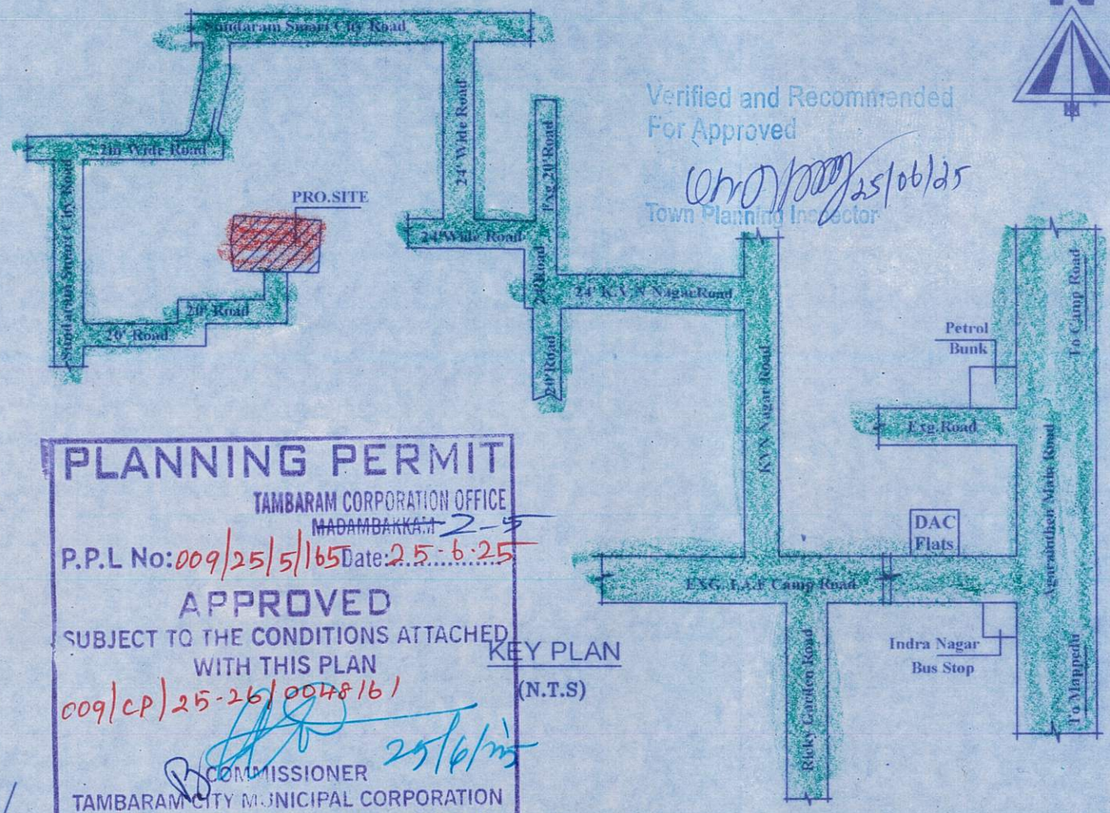
Amount In Words : [ One Lakh Eighty Five Thousand Two Hundred Rupees and Zero Paise Only ]

**This Receipt is electronically generated and does not require signature.**

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !! "மழைநீரை சேகரிப்போம்"

Print

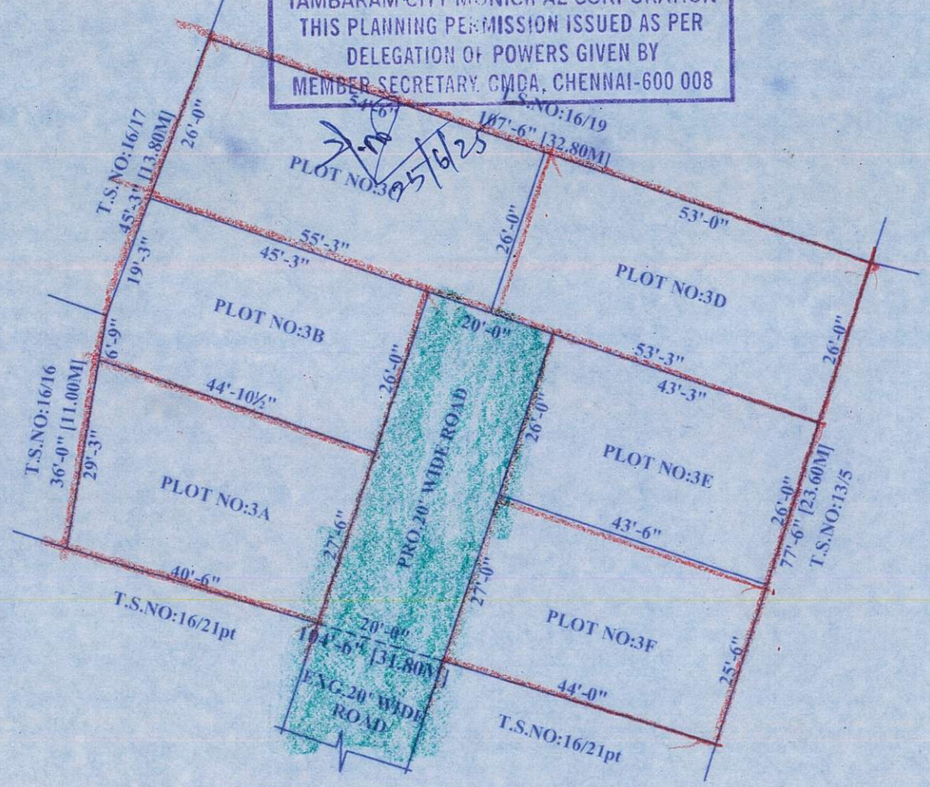
# PLAN SHOWING THE PROPOSED SUB-DIVISION OF A HOUSE SITE IN T.S.NO:16/20, WARD NO:I, BLOCK NO:26, (SURVEY NO:213/5), SELAIYUR VILLAGE, TAMBARAM TALUK, CHENGALPET DISTRICT, ZONE-V, TAMBARAM CITY MUNICIPAL CORPORATION LIMIT.




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**

S.Bg.

**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**
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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.