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

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Canara Bank Park Town Branch. Date : 27/9/24

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **0976201031966**

Chennai Corporation - Zone No. 14

Applicant Name & Address Dhana Sekar
DNo:128/158, Kasthuri Bai Gandhi Street Ramaya Nagar medavakkam CH

Mobile No.

Ref. No./PPA No. SBLUC/14/000535/2024

Site Address SNo:74/1B, 76/5A, 76/6A, 76/6B1, 76/6B2 & 78/1 Jalladianpet Chennai

Remittance Particulars	Amount (₹)	
Development Charges	20,000	-
Regularisation Charges	453000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges	655000	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	11,28,000	-

Amount (in words) Eleven lakh Twenty Eight Thowand Only

Official of Corporation of Chennai

V. Kamesh
Signature of Applicant

27-9-24
Bank Official

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/WDCN14/00535/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N14	N191	09/10/2024	12/07/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		A.DHANASEKARAN-DOOR.NO.128/158, KASTHURI BAI GANDHI STREET, RAMAYA NAGAR, MEDAVAKKAM, CHENNAI	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:76/5A,6A,6B1,6B2,78/1 & 74/1B, SELENE ESTATE MAIN ROAD,SELENE ESTATE MAIN ROAD,JALADIANPET,Jalladianpet, CHENNAI, 600100	
CMDA Development Charges		20000	
Open space reservation charges		655000	
Regularisation Charges - Land		453000	
மொத்தக் கட்டணம்/Total (In Rs.)		1128000	

Amount (in words): Rupees Eleven Lakhs Twenty Eight Thousands Only

C.M.D.A. DD Details : DD Number: 657525 Amount: 1128000 Rs. Date:16/09/2024 Bank:KOTAK MAHINDRA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

09/10/24

Assistant Executive Engineer (T.P.)

09/10/24

Executive Engineer (T.P.)

9/10/24

9/10/24

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.