Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

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/WDCN12/00830/2023	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N12	N157	31/05/2024	20/09/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		B.SUJATHA-NO. 3/222, BALARAMAN GARDEN, PARTHASARATHI NAGAR, MANAPAKKAM, CHENNAI-600116.	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:34/22A1A1,BALARAMAN GARDEN, BALARAMAN GARDEN SALAI,MANAPAKKAM,MANAPAKKAM,Manapakkam,	
CMDA Development Charges		15100	
Open space reservation charges		9365000	
Regularisation Charges - Land		378000	
மொத்தக் கட்டணம்/Total (In Rs.)		9758100	

Amount (in words): Rupees Ninety Seven Lakhs Fifty Eight Thousands One Hundred Only

C.M.D.A. DD Details : DD Number: 487287 Amount: 9758100 Rs. Date:20/05/2024 Bank:INDIAN OVERSEAS 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.

31.5.2024
Assistant Executive Engineer (T.P.)

31/05/24
Executive Engineer (T.P.)

31/5/24

2
31/5/24

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

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மொத்தக் கட்டணம்/Total (In Rs.)		9758100	

Amount (in words): Rupees Ninety Seven Lakhs Fifty Eight Thousands One Hundred Only

C.M.D.A. DD Details : DD Number: 487287 Amount: 9758100 Rs. Date:20/05/2024 Bank:INDIAN OVERSEAS BANK

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

31.5.2024

Assistant Executive Engineer (T.P.)

31/05/24

Executive Engineer (T.P.)

31/5/24

31/5/24

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Canara Bank ..... Pallikaranai ..... Branch. Date : 27/5/24

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **097620103196 6**

Chennai Corporation - Zone No. ..... 12 ON 157 .....

Applicant Name & Address ..... B. SUJATHA .....

.....

Mobile No. ..... 9840088565 .....

Ref. No./PPA No. ..... SD/ 8320/23 .....

Site Address ..... S.No 34/22A1A1 .....

..... Bethesda Colony, Nanmangalam CH-117

Remittance Particulars	Amount (₹)	
Development Charges	15100	-
Regularisation Charges	3,78,000	-
Layout / Scrutiny Charges	-	-
Open Space Reservation Charges	93,65,000	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	97,58,100	-

Amount (in words) : ₹. ..... Ninety Seven Lakhs .....

..... Fifty Eight Thousand one Hundred only .....

Official of Corporation of Chennai

Signature of Applicant

CANARA BANK
Bank Official
30 MAY 2024
PARK TOWN CHENNAI

Please fill in the Particulars

Notes	₹.	P.	Name of the Bank & Branch	D.D.No & Date	₹.	P.
2000 x		-	SBI ~~Annapalayam~~	498287 10/5/24	97580	-
500 x		-				-
200 x		-				-
100 x		-				-
50 x		-				-
20 x		-				-
10 x		-				-
5 x		-				-
TOTAL		-	**TOTAL**		97580	-

www.cmdachennai.gov.in

Other Charges for Cash Remittance	₹.	P.
Cash handling charges		-
Remittance Charges		-
Total		-

PAN No. | | | | | | | | | | |

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2024-25/HQ/0528062**	**Receipt Date: 31-05-2024**
Name:	B SUJATHA	
Address:	NO. 3/222, BALARAMAN GARDEN, PARTHASARATHI NAGAR, MANAPAKKAM, CHENNAI-600116.	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN12/00830/2023	
	Paid By: B SUJATHA	

Description Head of A/C	Amount (in Rupees)
Scrutiny Fees Collection	5700.00
Tentative improvement charges Collection	1465000.00
Total:	**14,70,700.00**

Amount (in words): Rupees Fourteen Lakhs Seventy Thousands Seven Hundred Only

Demand Draft # 434283 Drawn on STATE BANK OF INDIA, chennai Dated 17-05-2024

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

LAYOUT SHOWING THE DETAILS OF LAND PROPERTY AT BALARAMAN GARDEN,

MANAPPAKKAM, CHENNAI-600 125. Comprised in SURVEY No. 34/22A1A1, Patta No. 3526, OF

MANAPAKKAM VILLAGE, ALANDUR TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION

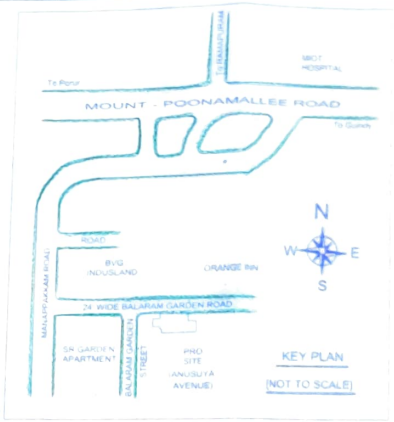
DIVISION No. 157, ZONE-XII.



LAYOUT PLAN

SCALE : 1:100

ANUSUYA AVENUE



PLOT Nos	Extent in Sq.m.
1	221.32
2	416.74
3	275.98
4	443.04
5	219.87
6	233.77
7	436.93
8	262.00
9	349.90
TOTAL	2859.32
E.B.	13.50
Public Purpose	13.50
TOTAL	2886.32
ROAD	848.35
TOTAL	3734.67
FMB	3772.00
SITE	3747.32

COLOUR INDEX

PROPOSED

ROAD

OWNER

B Sujatha

REGISTERD ENGINEER

K. SURESH KUMAR, B.Tech., C.E.(I)
Registered Engineer, Class - I
CMDA Reg. No. RE/CE/1198/2012
Plot No. 3, S.R.K. Nagar, 2nd Street, No. 2/5a,
Poonamallee - Nagar 1st Main Road, Near Police
Chennai-56, Cell: 98400 98005, 98840 87547

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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+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.