Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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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/WDCN03/00263/2024 | |
|---|---|---|---|
| மண்டலம்/ Zone | கோட்டம்/ Ward | அனுமதி நாள்/ Approval Date | மனுபெறப்பட்ட நாள் / Application Date |
| N03 | N032 | 31/05/2024 | 05/04/2024 |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address | | J.GOMATHI-NO. 46B, BALAVINAYAGAR KOIL STREET, VINAYAGAPURAM, PUTHAGARAM, CHENNAI-600099 | |
| மேம்பாட்டு தன்மை / Service Type | | Sub-Division of Land - Sub Division Approval | |
| மனை அமைவிடம் / Plot address | | Block No:-,Plot No:-, Survey No:NEW.S.NO.64/1, VENKATA SAI NAGAR EXTN 18TH STREET,Near Perumal Koil(N032),Puthagaram(N032),Puthagaram, CHENNAI, 600099 | |
| CMDA Development Charges | | 4500 | |
| மொத்தக் கட்டணம்/Total (In Rs.) | | 4500 | |

Amount (in words): Rupees Four Thousand Five Hundred Only

C.M.D.A. DD Details : DD Number: 910871 Amount: 4500 Rs. Date:27/05/2024 Bank:KARUR VYSYA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sub-Division of Land - Sub Division ApprovalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

31/5/24

Assistant Executive Engineer (T.P.)

31/05/24

Executive Engineer (T.P.)

31/5/24

31/5/24

CMDA

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 : 29/5/24

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

Chennai Corporation - Zone No. – IV, DIV - 32

Applicant Name & Address J. Chamathi, No. 46B Balavinayagar Koil St, Vinayagapuram, Puthagaram, Ch-99

Mobile No. 8072606011

Ref. No./PPA No. SO/WDC/NO3/00263/24

Site Address S.No. 64/1, Venkatasai Nagar Extn, 12th St, Puthagaram

| Remittance Particulars | Amount (₹) | |
|---|---|---|
| Development Charges | 4500 | - |
| Regularisation Charges | | - |
| Layout / Scrutiny Charges | | - |
| Open Space Reservation Charges | | - |
| Infrastructure & Amenities Charges | | - |
| Penal Interest | | - |
| Others | | - |
| **Total Amount** | 4500 | - |

Amount (in words) : ₹. Four thousand five hundred Rupees only

Official of Corporation of Chennai

Signature of Applicant

Bank Official

CANARA BANK PARK TOWN

29/5/24

# Greater Chennai Corporation

## Building Plan Approval - Fees collection Receipt

| | | |
|---|---|---|
| **Receipt No:** | **2024-25/HQ/0527950** | **Receipt Date: 31-05-2024** |
| **Name:** | J GOMATHI | |
| **Address:** | NO. 46B, BALAVINAYAGAR KOIL STREET, VINAYAGAPURAM, PUTHAGARAM, CHENNAI-600099 | |
| **Payment Details:** | Description: | Fee Collection : Plan Submission Number -SD/WDCN03/00263/2024 |
| | Paid By: | J GOMATHI |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| Scrutiny Fees Collection | 2000.00 |
| Tentative improvement charges Collection | 122000.00 |
| **Total:** | **1,24,000.00** |

Amount (in words): Rupees One Lakh Twenty Four Thousands Only

Demand Draft # 910873 Drawn on KARUR VYSYA BANK, chennai Dated 27-05-2024

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

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.