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/WDCN12/00355/2019	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	விண்ணப்பித்த நாள் / Application Date
N12	N157	24/02/2020	20/06/2019
விண்ணப்பதாரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		B PREETHI AND B KIRAN-DOOR NO.8, MOOPARAPPAN ST, T.NAGAR, CH-17	
சேவைப்பட்டின் தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:37/1A1 & 37/1A2, MANAPAKKAM MAIN ROAD,MANAPAKKAM,MANAPAKKAM,Manapakkam, CHENNAI, 600125	
CMDA Development Charges		24000	
Open space reservation charges		8378000	
Regularisation Charges - Land		600000	
மொத்தக் கட்டணம்/Total (In Rs.)		9002000	

Amount (in words): Rupees Ninety Lakhs Two Thousand Only

C.M.D.A. DD Details : DD Number: 734258 Amount: 9002000 Rs. Date:12/02/2020 Bank:STATE BANK OF INDIA

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.

24/2/2020
Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

4/2/2020

ATTESTED

24/2/2020
Assistant Executive Engineer
Works Department
Greater Chennai Corporation

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2019-20/HQ/0938271**	**Receipt Date: 13-02-2020**
Name:	MRS B PREETHI AND MR B KIRAN	
Address:	DOOR NO.8, MOOPARAPPAN ST, T.NAGAR, CH-17	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN12/00355/2019	
	Paid By: MRS B PREETHI AND MR B KIRAN	

Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	600.00
Tentative improvement charges Collection	792000.00
Total:	**792,600.00**

Amount (in words): Rupees Seven Lakh Ninety Two Thousands Six Hundred Only

Demand Draft # 768808 Drawn on KOTAK MAHINDRA BANK, T. NAGAR Dated 12-02-2020

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

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Demand Advice

From,

Assistant Executive Engineer,
Corporation of Chennai,
Amma Maligai, Ripon Building,
Chennai - 600003

To,

Thiru/Tmt.MRS B PREETHI AND MR B KIRAN
DOOR NO.8, MOOPARAPPAN ST,
T.NAGAR, CH-17

W.D.C.No. SD/WDCN12/00355/2019

Challan Number : N12/2019-20/22355

Date : 03/02/2020

Sir / Madam,

Subject : Application for Sub-Division of Land - Sub Division Approval only

Site Address : Block No:-,Plot No:-, Survey No:37/1A1, 1A2, ~~SR GARDEN~~,MANAPAKKAM,MANAPAKKAM,Manapakkam, CHENNAI, 600125 Manapakkam Main road,

Your application has been processed and found approved. Hence you are requested to pay the fees mentioned below within 7 days in counter.

SL. No.	Fees Types	Amount in (Rs.)
1	Scrutiny Fees	600
2	Tentative improvement charges	792000
	Total (Rs.)	792600

For above amount to produce the Demand Draft in favour of Commissioner,Greater Chennai Corporation.

1	CMDA Development Charges	24000
2	Open space reservation charges	8378000
3	Regularisation Charges - Land	600000
	Total (Rs.)	9002000

For above amount to produce the Demand Draft in favour of The Member Secretary, CMDA.

1.Latest Property Tax receipt.
2.8 copies of corrected plan.

VLT-Rs-420000/-DD in favour of Revenue officer Greater chennai corporatio

Note: If the payment is made after 30 days, interest will be collected at the rate of 12% per annum for C.M.D.A charges as penalty.

Copy to:

J.E. A.E. Division N157

Through Zonal Officer

Assistant Executive Engineer

3/2/2020

This is the Computer Generated Receipt. Signature and Seal is not required.

03/2/2020

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Canara Bank ..... Branch. Date : 13/02/2020

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

Chennai Corporation - Zone No. 12

Applicant Name & Address B. PREETHI & B. KIRAN
NO.8, MOOPARAPPAN ST, T.NAGAR, CHENNAI 600 017

Mobile No. 9962019190

Ref. No./PPA No. SD/WDCN12/00355/2019

Site Address Survey No. 37/1A1 & 37/1A2, MANAPAKKAM MAIN ROAD, MANAPAKKAM, CHENNAI: 600125

Remittance Particulars	Amount (₹)	
Development Charges	24000	00
Regularisation Charges	6000000	00
Layout / Scrutiny Charges		-
Open Space Reservation Charges	83778000	00
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	90002000	00

Amount (in words) : ₹ Ninety Lakh two thousand only

B. Kiran

Official of Corporation of Chennai Signature of Applicant Bank Official

CANARA BANK • Park Town Branch • Chennai • 600 003 • 13 FEB 2020

13/2/2020

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.