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

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 : 10/02/2026

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

Chennai Corporation - Zone No. ...ZONE - 3, DIVISION - 27.....

Applicant Name & Address ...D. CHANDRASEKARAN.....

...NO:29, ASHOKA AVENUE, RANGARAJAPURAM,

Mobile No. (63749 62003) ...KODAMBAKKAM, CHENNAI - 600 024.

Ref. No./PPA No. ...SD/WDCN03/000447/2026.....

Site Address PLOT NO: B, T.S NO: 26/2, BLOCK NO: 5, WARD: B, NETTUNA NAGAR, SRINIVASA PERUMAL KOIL STREET, MADHAVARAM, CHENNAI - 600060.

Remittance Particulars	Amount (₹)	
Development Charges	6,000	-
Regularisation Charges		-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others	~~6,000~~	-
Total Amount	6,000	-

Amount (in words) : ₹. ...Rupees Six Thousand Only.....

Official of Corporation of Chennai

D. Sekar

Signature of Applicant

Bank Official

CANARA BANK Park Town Branch Chennai-600003

10 FEB 2026

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/WDCN03/00047/2026	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N027	17/02/2026	28/01/2026
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		D.CHANDRASEKARAN-No:29,Ashoka Avenue,Rangarajapuram,Kodambakkam,Chennai-600024	
மேம்பாட்டு தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:SRINIVASA PERUMAL KOIL STREET,Block No:5,Plot No:B, Survey No:T.S.NO.26/2, METTUMA NAGAR, PERUMAL KOIL STREET,Periyasekadu(N027),MADHAVARAM,Madhavaram, CHENNAI, 600051	
CMDA Development Charges		6000	
மொத்தக் கட்டணம்/Total (In Rs.)		6000	

Amount (in words): Rupees Six Thousand Only

C.M.D.A. DD Details : DD Number: 431433 Amount: 6000 Rs. Date:09/02/2026 Bank:CENTRAL 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.

17/2/26

Assistant Executive Engineer (T.P.)

17/02/26

Executive Engineer (T.P.)

17/2/26

17/2/26

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2025-26/HQ/2008543**	**Receipt Date: 17-02-2026**
Name:	D.Chandrasekaran	
Address:	No:29,Ashoka Avenue,Rangarajapuram,Kodambakkam,Chennai-600024,-	
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN03/00047/2026
	Paid By:	D.Chandrasekaran

Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	2000.00
Total:	**2,000.00**
Amount (in words): Rupees Two Thousand Only	
Amount collected via ECS Payment from ECS/NEFT/RTGS with Transaction number : 072690, Transaction Date : 16-02-2026	

This is the Computer Generated Receipt Signature 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 - 600 003

Name of The Account Holder	The Commissioner Greater Chennai Corporation
Bank	ICICI BANK
Branch	Nungambakkam Branch
Account Number	000905028830
IFSC Code	ICIC0000009

To,

Thiru/Tmt.D.Chandrasekaran
No:29,Ashoka Avenue,Rangarajapuram,Kodambakkam,Chennai-600024

W.D.C.No. SD/WDCN03/00047/2026

Challan Number : N03/2025-26/16713

Date : 06/02/2026

Sir / Madam,

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

Site Address : Door No:-,Block No:5,Plot No:b, Survey No:26/2, PERUMAL KOIL STREET,Periyasekadu(N027),MADHAVARAM,Madhavaram, CHENNAI, 600099

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	2000
	Total (Rs.)	2000

Payment of the above amount shall be made only through "RTGS Mode"

1	CMDA Development Charges	6000
	Total (Rs.)	6000

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.

Please take notice that the land / building bearing D.No..... Street..... ..... Division / Ward and Resurvey of Town Survey No.....of village .....town with an extent of.....Hectare has been assessed for the payment of a development charge of Rs..... You are requested to pay the above sum within ... days from the date of service of this notice to the planning authority. Please take notice that if the payment is not made within the specified above interest at the rate of six percent per annum on the amount outstanding shall also be payable.

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 N027
Through Zonal Officer

Flag day fund Rs. 1000/- through online

6/2/26
Assistant Executive Engineer

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

6/2/26

6/2/26

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.