Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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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/WDCN15/00546/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N193	03/10/2024	18/07/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		R.RAJESWARI AND J.R.SWARNA REVATHY-NO.14/5, 11/5, FLAT.NO.E, 3RD FLOOR, NANDANAM EXTENSION, 2ND STREET, NANDANAM, CHENNAI-600 035	
மேற்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Door No:NEELANKARAI LINK ROAD,Block No:-,Plot No:-, Survey No:406/7A,7B,8A,8B & 7C, PANDIAN SALAI,NEELANGARAI,NEELANGARAI,Okkiam Thuraipakkam, CHENNAI, 600096	
CMDA Development Charges		12000	
Regularisation Charges - Land		265000	
மொத்தக் கட்டணம்/Total (In Rs.)		277000	

Amount (in words): Rupees Two Lakh Seventy Seven Thousands Only

C.M.D.A. DD Details : DD Number: 888706 Amount: 277000 Rs. Date:30/09/2024 Bank:STATE BANK OF INDIA

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.

03/10/24

Assistant Executive Engineer (T.P.)

03/X/24

Executive Engineer (T.P.)

3/10/24

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 : 1/10/24

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

Chennai Corporation - Zone No. 15

Applicant Name & Address Rajeshwari G Sharma Revathy
No: 14/5, 11/5 Flat No: E 3rd floor Nandanam
Extension 2nd St Nandanam Chennai

Mobile No.

Ref. No./PPA No. SO/Inden/15/00546/2024

Site Address S.No: 406/7A, 8A, 7B, 8B & 7C Neelankari High Road
Pandiyan Saki Oorkiyam Thuraipakkam Chennai

Remittance Particulars	Amount (₹)	
Development Charges	12000	-
Regularisation Charges	265000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	277000	-

Amount (in words) : ₹ Two lakh Seventy Seven thousand

Official in Corporation of Chennai

Signature of Applicant

Bank Official

CANARA BANK / केनरा बैंक
CHENNAI-600 003
01 OCT 2024
PARK TOWN BRANCH / पार्क टाउन शाखा

Greater Chennai Corporation

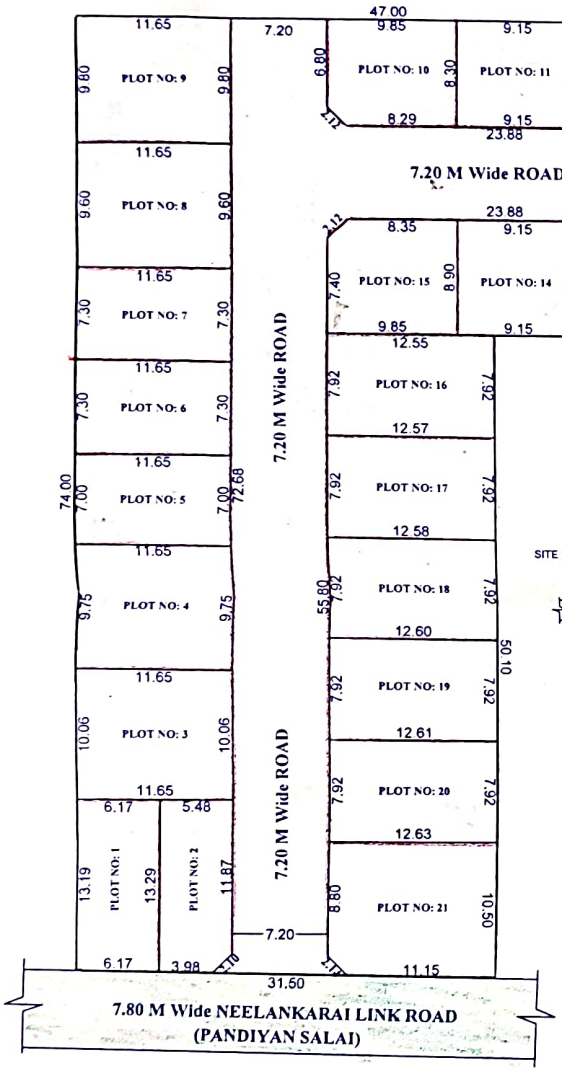
Building Plan Approval - Fees collection Receipt

Receipt No:	**2024-25/HQ/1025427**	**Receipt Date:**	**01-10-2024**
Name:	R. RAJESWARI AND J R SWARNA REVATHY		
Address:	NO.14/5, 11/5, FLAT.NO.E, 3RD FLOOR, NANDANAM EXTENSION, 2ND STREET, NANDANAM, CH-35		
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN15/00546/2024	
	Paid By:	R. RAJESWARI AND J R SWARNA REVATHY	

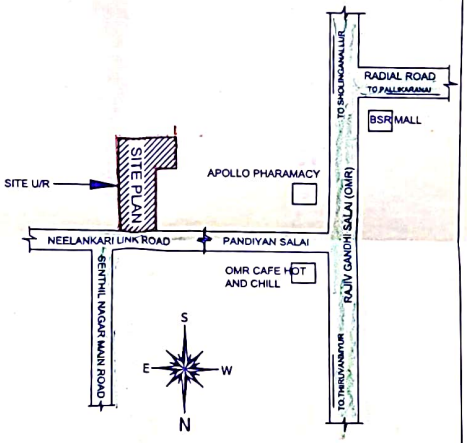
Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	4000.00
Tentative improvement charges Collection	210000.00
Total:	**2,14,000.00**
Amount (in words): Rupees Two Lakh Fourteen Thousands Only	
Demand Draft # 888707 Drawn on STATE BANK OF INDIA, chennai Dated 30-09-2024	

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

PLAN SHOWING THE PROPOSED LAY - OUT OF LAND FOR RESIDENTIAL PURPOSE AT NEELANKARAI LINK ROAD (PANDIYAN SALAI), OKKIYAM THORAIPAKKAM, CHENNAI - 600 096. COMPRISED IN S.NO: 406/7A, 406/8A, 406/7B, 406/8B AND 406/7C OF OKKIYAM THORAIPAKKAM VILLAGE, ZONE- 15, DIVISION - 193, GREATER CHENNAI CORPORATION.



PROPOSED LAY - OUT



KEY PLAN (N.T.S)

AREA STATMENTS	
PLOT NOS	AREA IN SQ.M
PLOT EXTENT	2650.00
PLOT NO: 1	81.68
PLOT NO: 2	71.93
PLOT NO: 3	117.20
PLOT NO: 4	113.59
PLOT NO: 5	81.55
PLOT NO: 6	85.05
PLOT NO: 7	85.05
PLOT NO: 8	111.84
PLOT NO: 9	114.17
PLOT NO: 10	80.62
PLOT NO: 11	75.95
PLOT NO: 12	75.95
PLOT NO: 13	81.44
PLOT NO: 14	81.44
PLOT NO: 15	86.54
PLOT NO: 16	99.35
PLOT NO: 17	99.58
PLOT NO: 18	99.70
PLOT NO: 19	99.82
PLOT NO: 20	99.94
PLOT NO: 21	130.28
TOTAL PLOTS	1972.67
PP1	9.96
PP2	9.96
ROAD AREA	657.41
TOTAL	2650.00

COLOUR INDEX	SCALE - 1 : 100
PROPOSED	S E W N
BOUNDARY	
EXISTING ROAD	

R. Rajeswary
Revathy R
OWNER/POWER AGENT

S. SATHIYAN, B.E.,
Registered Engineer 202542021, Gr-II
Plot No.3, F1, Ganesh Flats,
Usha Nagar 2nd Street, Ullagaram,
Chennai-600 091. Cell: 94425 27475
LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் .SD/WDC/N15/000546/2024
(மனைப்பிரிவு)

நாள்..03/10/2024.. வார்டு....193....

ஒப்பளிக்கப்பட்டது

03/10/24
உ.செ.பொ.

03/X/24
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 18/07/2024
தி.எண் N15/000546/2024
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

Layout Approved vide no:
LA/WDC/N15/00022/2024
Dt: 03/10/2024

03/10/24
AEE

03/X/24
for Commissioner

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.