

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative 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/WDCN03/00048/2026	
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.VIJAYA RAGAVAN-No:39/44,Anna Street,Madhavaram,Chennai-600060	
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:D, Survey No:T.S.NO.26/5, METTUMA NAGAR, PERUMAL KOIL STREET,Periyasekadu(N027),MADHAVARAM,Madhavar am, CHENNAI, 600051	
CMDA Development Charges		6300	
மொத்தக் கட்டணம்/Total (In Rs.)		6300	

Amount (in words): Rupees Six Thousand Three Hundred Only

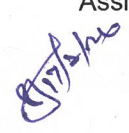
C.M.D.A. DD Details : DD Number: 431431 Amount: 6300 Rs. Date:09/02/2026 Bank:CENTRAL BANK OF INDIA

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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


Assistant Executive Engineer (T.P.)


Executive Engineer (T.P.)


17/2/26



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 : **(01/02) 2026**

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

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

Applicant Name & Address **D. VIJAYARAGAVAN**

..... **NO. 39/44, ANNA STREET,**

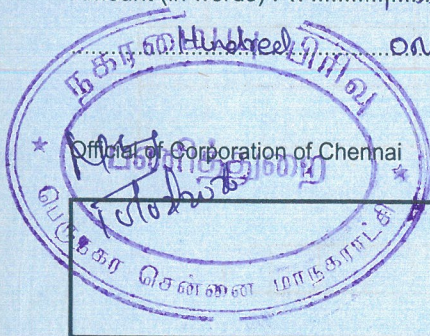
Mobile No. **(6374962003)** **MADHAVARAM, CHENNAI-600060.**

Ref. No./PPA No. **SD/HDCND3/00048/2026**

Site Address **Plot No: D, T.S.No: 26/5, Block No: 5, Ward: B, METTUNA NAGAR,**
SRINIVASA PERUMAL KOIL STREET, MADHAVARAM, CHENNAI-600060.

Remittance Particulars	Amount (₹)	
Development Charges	6,300	-
Regularisation Charges		-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	6,300	-

Amount (in words) : ₹. **Rs. Six Thousand Three**



Signature of Applicant

D. Sin





Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	2025-26/HQ/2008575	Receipt Date: 17-02-2026
Name:	D.Vijayaragavan	
Address:	No:39/44,Anna Street,Madhavaram,Chennai-600060,-	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN03/00048/2026	
	Paid By: D.Vijayaragavan	
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 : 073884, 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.Vijayaragavan
No:39/44,Anna
Street,Madhavaram,Chennai-600060

W.D.C.No. SD/WDCN03/00048/2026

Challan Number : N03/2025-26/R1/00030

Date : 09/02/2026

Sir / Madam,

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

Site Address : Door No:-,Block No:5,Plot No:D, Survey No:26/5, PERUMAL KOIL
STREET,Periyasekadu(N027),MADHAVARAM,Madhavaram, CHENNAI, 600060

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	6300
	Total (Rs.)	6300

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 if the payment is not made within the time 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

Assistant Executive Engineer

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

9/2/26

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](#)



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

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

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

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



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.

