Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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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/WDCN12/00328/2023	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N12	N157	11/12/2023	21/04/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		M.ARUMUGAM GPA OF T.AMUTHA AND K.VALLI-2nd MAIN ROAD, NAVARATHNA GARDEN, EKKATTUTHANGAL, CHENNAI-600 032	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:S.NO.300/1,300/2,314, Survey No:372/2,301/2,299/2,298/2 & 296/2, MICRO MARVEL RIVER VIEW COUNTY,MANAPAKKAM,MANAPAKKAM,Manapakka	
CMDA Development Charges			41500
Regularisation Charges - Land			821000
மொத்தக் கட்டணம்/Total (In Rs.)			862500

Amount (in words): Rupees Eight Lakh Sixty Two Thousands Five Hundred Only

C.M.D.A. DD Details : DD Number: 792698 Amount: 862500 Rs. Date:07/11/2023 Bank:TAMILNAD MERCANTILE BANK LTD

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.

11/12/23

Assistant Executive Engineer (T.P.)

11/12/23

Executive Engineer (T.P.)

11/12/23

11/12/23

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 : .....

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

Chennai Corporation - Zone No. XII

Applicant Name & Address M. ARUMUGAM CMPA at ANNA -
2nd main Road, NAVALAR NAGAR
GARDEN, ETTAYAPURAM Road, Chi

Mobile No.

Ref. No./PPA No. 30/WDC/N1/2/00328/2023.

Site Address S.No 300/1, 300/2, 314, 372/2
3rd main Road, Mara Park Co

Remittance Particulars	Amount (₹)	
Development Charges	41500	-
Regularisation Charges	21000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	62500	-

Amount (in words) : ₹. Rupees Sixty two thousand five
Hundred only.

Official of Corporation of Chennai | Signature of Applicant | Bank Official

Please fill in the Particulars						
Notes	₹.	P.	Name of the Bank & Branch	D.D.No & Date	₹.	P.
2000 x		-	TMB	7/11/2023	862500	-
500 x		-		792698		-
200 x		-				-
100 x		-				-
50 x		-				-
20 x		-				-
10 x		-				-
5 x		-				-
TOTAL		-	TOTAL		862500	-

www.cmdachennai.gov.in

Other Charges for Cash Remittance	₹.	P.
Cash handling charges		-
Remittance Charges		-
Total		-

PAN No.

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2023-24/HQ/1322263**	**Receipt Date: 08-12-2023**
Name:	M ARUMUGAM GPA OF AMUTHA	
Address:	2ND MAIN ROAD, NAVARATHANA GARDEN, EKKATTUTHANGAL, CH-32	
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN12/00328/2023
	Paid By:	M ARUMUGAM GPA OF AMUTHA

Description Head of A/C	Amount (in Rupees)
Scrutiny Fees Collection	12350.00
Tentative improvement charges Collection	4150000.00
Total:	**41,62,350.00**

Amount (in words): Rupees Forty One Lakhs Sixty Two Thousands Three Hundred Fifty Only

Demand Draft # 792696 Drawn on TAMILNAD MERCANTILE BANK LTD, Chennai Dated 06-11-2023

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 - 600 003

To,

Thiru/Tmt.M ARUMUGAM GPA OF AMUTHA
2ND MAIN ROAD, NAVARATHANA GARDEN, EKKATTUTHANGAL, CH-32

W.D.C.No. SD/WDCN12/00328/2023

Challan Number : N12/2023-24/14163

Date : 18/10/2023

Sir / Madam,

Subject : Application for Layout of Land - layout approval only

Site Address : Block No:-,Plot No:-, Survey No:300/1,300/2,314,372/2, 3RD MAIN ROAD,MANAPAKKAM,MANAPAKKAM,Manapakkam, CHENNAI, 600091

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	12350
2	Tentative improvement charges	4150000
	Total (Rs.)	4162350

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

1	CMDA Development Charges	41500
2	Regularisation Charges - Land	821000
	Total (Rs.)	862500

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.

An amount of Rs. 706500/- towards VLT in Favour of Revenue Officer, Greater Chennai Corporation

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

18/10/23
Assistant Executive Engineer

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

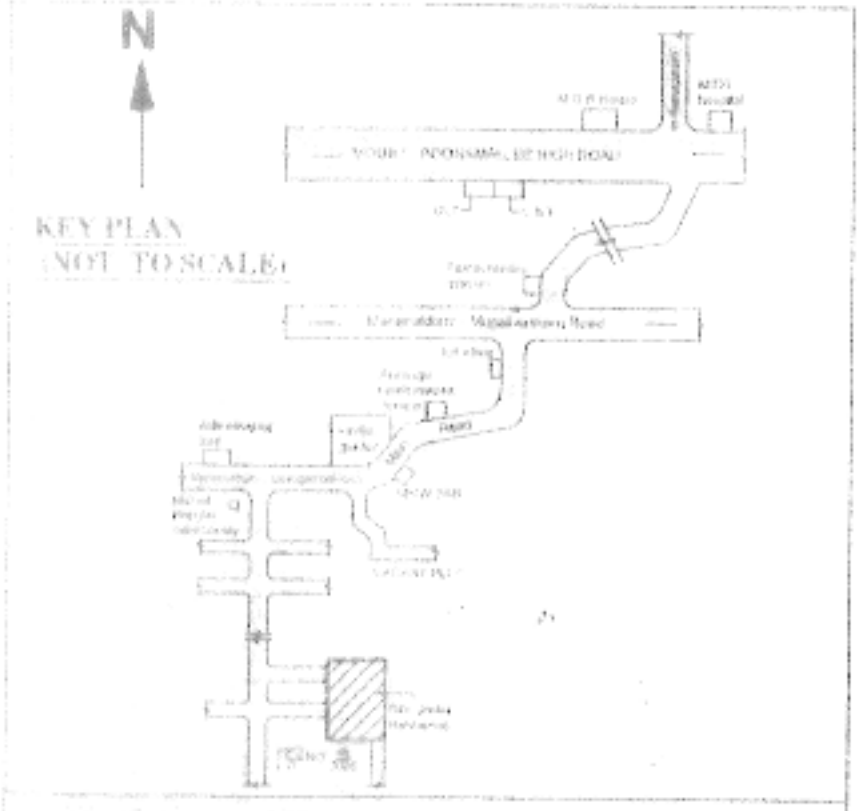
18/10/23
A.E.
18/10/23

PLAN SHOWING THE PROPOSED LAYOUT OF HOUSE SITES OF PLOT SITUATED IN S.No.300/1,300/2,314,372/2,301/2,299/2,298/2 & 296/1 (DOCUMENT & PATTA) OF MANAPAKKAM VILLAGE, CHENNAI GREATER CHENNAI CORPORATION.

DIVISION NO: 5TH ZONE : VII

SCALE : 1:400





REGISTERED GIFT DEED NO - 11784/2023 SAIDAPET CHENNAI SOUTH SRO, DATED- 3/8/2023 FOR ROAD, PARK, PP1

REGISTERED GIFT DEED NO- 13757/2023 SAIDAPET CHENNAI SOUTH SRO, DATED- 7/9/2023 FOR PP2

AREA STATEMENT :

DOCUMENT AREA	-	3.01 ACRES 12180.80 SQM
AS PER PATTA	-	12079.40 SQM
ROAD	-	2873.75 SQM
OSR PROVIDED	-	933 SQM
PLOTABLE AREA	-	8179.25 SQM
PROVIDED PP1	-	46.7 SQM
PROVIDED PP2	-	46.7 SQM
No OF PLOTS	-	49

LEGEND :

EXISTING ROAD : PARK :

SITE BOUNDARY : PP1 :

PROPOSED ROAD : PP2 :

PLOT NO	AREA SQMT	PLOT NO	AREA SQMT	PLOT NO	AREA SQMT
1	163.32	12	139.84	25	138.715
2	156.19	13	139.84	24	138.715
3	152.03	14	139.84	25	139.84
4	152.25	15	124.84	26	128.84
5	146.08	16	156.80	27	139.84
6	144.80	17	128.40	28	139.86
7	143.85	18	124.84	29	114.76
8	723.84	19	139.84	30	106.78
9	786.92	20	139.84	31	97.295
10	138.72	21	139.84	32	139.84
11	139.84	22	139.84	33	139.84

PLOT NO	AREA SQMT	PLOT NO	AREA SQMT	PLOT NO	AREA SQMT
34	139.84	41	139.77	48	101.84
35	138.715	42	91.82	49	68.06
36	121.94	43	96.02	Total Area	7739.59
37	336.98	44	138.48	Area retained by the owner	439.66 sqm
38	134.335	46	123.97	Total Area	8179.25 Sqm
39	70.51	46	122.36		
40	73.636	47	102.01		

SIGNATURE OF THE OWNER

LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் ...SDLWDCN12/04 328/2023
(மனைபிரிவு)

நாள்..11.12.2023.. வார்டு...157...

ஒப்பளிக்கப்பட்டது

11/12/23
உ.செ.பொ.

11/12/23
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 21/04/2023
N12/00328/2023
தி.அளவு
பெ.சென்னை மா.தி.அ.நி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

Layout Approved vide No:
LA/WDCN12/00043/2023
Dt: 11/12/2023

பெருநகர சென்னை மாநகராட்சி
1
மண்டலம்
பணித்துறை

11/12/23
AEE

11/12/23
For Commissioner

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.

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
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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.