

RE

REGULATORY RECORD

RERA Document

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Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

**Canara Bank**

Branch. Date : 14-10-24

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

Chennai Corporation - Zone No.

R. Srinivasan

Applicant Name & Address

B-25H, 9th Floor, Brown Stone
Apts. Mahalingapuram, main Road
Ch-34

Mobile No.

Ref. No./PPA No.

SD / WDCN15/0063H/24

Site Address

Survey NO: 1/73A & 1/7H, Chinna
Kuppam, Injambakkam, Ch-97

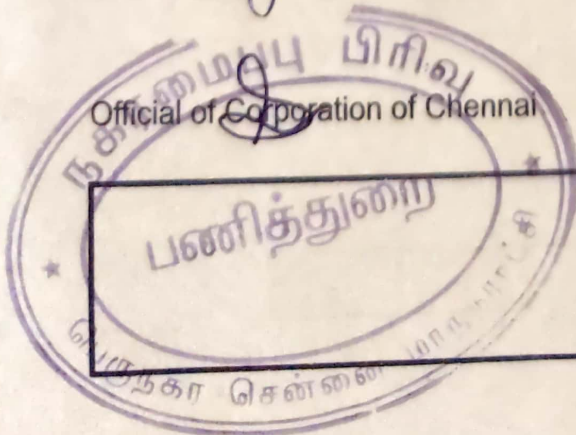
Remittance Particulars	Amount (₹)	
Development Charges	12000	-
Regularisation Charges	273000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges	9663000	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	9948000	-

Amount (in words) : ₹. Ninety Nine Lakh Forty
Eight Thousand 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		-				-
500 x		-	HDFC Bank	079577		-
200 x		-	T. Nagar			-
100 x		-	G. V. Chetty	9-10-24		-
50 x		-	Read Branch			-
20 x		-				-
10 x		-				-
5 x		-				-
TOTAL		-	TOTAL			-

www.cmdachennai.gov.in

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



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/WDCN15/00634/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N194	14/10/2024	21/08/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		R.SRINIVASAN-B-254, 9th FLOOR, BROWN STONE APTS, MAHALINGAPURAM MAIN ROAD, CHENNAI-600 034	
மேம்பாட்டு தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:CHINNANDIKUPPAM MAIN ROAD,Block No:-,Plot No:-, Survey No:1/73A2 & 1/74B, CHINNADI KUPPAM,INJAMPAKKAM(N194),INJAMBAKKAM(N194),Injambakkam, CHENNAI, 600097	
CMDA Development Charges		12000	
Open space reservation charges		9663000	
Regularisation Charges - Land		273000	
மொத்தக் கட்டணம்/Total (In Rs.)		9948000	

Amount (in words): Rupees Ninety Nine Lakhs Forty Eight Thousands Only

C.M.D.A. DD Details : DD Number: 079577 Amount: 9948000 Rs. Date:09/10/2024 Bank:HDFC BANK

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.

P.M. 14/10/24

Assistant Executive Engineer (T.P.)

14/10/24

Executive Engineer (T.P.)

14/10/24

14/10/24



Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	2024-25/HQ/1149105	Receipt Date: 10-10-2024
Name:	R SRINIVASAN	
Address:	B-254, 9TH FLOOR, BROWN STONE APTS, MAHALINGAPURAM MAIN ROAD, CH-34	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN15/00634/2024	
	Paid By: R SRINIVASAN	
Description Head of A/C	Amount (in Rupees)	
Scrutiny Fees Collection	5000.00	
Tentative improvement charges Collection	760000.00	
Total:	7,65,000.00	
Amount (in words): Rupees Seven Lakh Sixty Five Thousands Only		
Demand Draft # 079576 Drawn on HDFC BANK, Dated 09-10-2024		

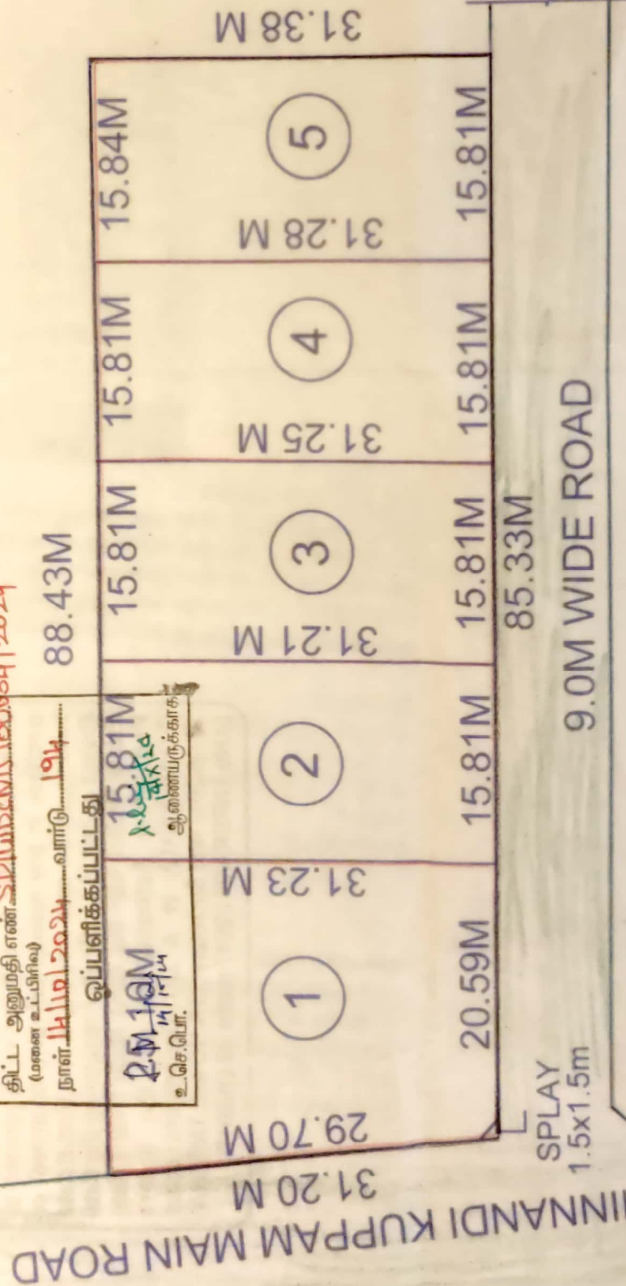
This is the Computer Generated Receipt Signature and Seal is not required



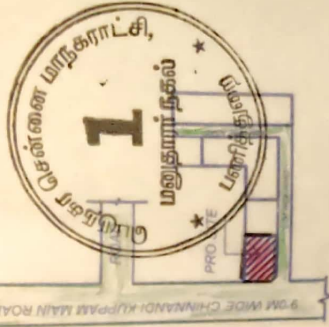
PLAN SHOWING THE PROPOSED SUB-DIVISION OF LAND FOR RESIDENTIAL PURPOSE AT CHINNANDIKUPPAM MAIN ROAD COMPRISED IN AS PER PATTA S.NO: 1/73A2 & 1/74B OF INJAMBAKKAM VILLAGE, SHOLINGANALLUR TALUK, GREATER CHENNAI CORPORATION. DIVISION : 194, ZONE - XV

The approval issued under New Rule TNCD & BR, 2019 is subject to the outcome of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

பெருநகர் சென்னை மாநகராட்சி, பணிக்குறை திட்ட அனுமதி எண்: 21/194/2024-வார்டு 194
(மசன் உட்பிரிவு)
நாள்: 14.11.2024
ஒப்பளிக்கப்பட்டது
25.11.2024
உ.செ.பொ.
ஆணையருக்காக

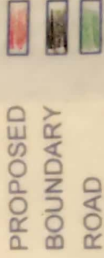


SUB-DIVISION PLAN
(SCALE-1:400)



KEY PLAN
(NOT TO SCALE)

COLOUR INDEX



AREA STATEMENT

PLOT EXTENT	2713.55 SQ. M
SUB DIVISION AREA	
PLOT EXTENT - 1	736.86 SQ. M
PLOT EXTENT - 2	493.64 SQ. M
PLOT EXTENT - 3	493.81 SQ. M
PLOT EXTENT - 4	494.24 SQ. M
PLOT EXTENT - 5	495.00 SQ. M
TOTAL EXTENT	2713.55 SQ. M

194

M. SURESH KANNAN, B.E.,
Registered Surveyor Grade-11
CMDA Reg. No: RE/2004/2019
Corporation Reg. No: RE/2004/2019
S.K. FOUNDATIONS
No.3, K.K. 1st Street, MKB Nagar,
Ambattur, Chennai-600 053.
Cell : 78714 46301

OWNER

LICENSED SURVEYOR



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.

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

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



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.

