Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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Proceedings of the Commissioner of
AVADI CITY MUNICIPAL CORPORATION

PRESENT: R SARANYA IAS.,

Dated : 25-Nov-2025

Sub: TOWN PLANNING - AVADI CITY MUNICIPAL CORPORATION
C.No : 012/CP/25-26/0030019
P.P.No : 353/2025/F1
Name of applicant : M AZHAGUVEL ,
S,KUMARAN STREET VASANTHAM NAGAR, VASANTHAM NAGAR, AVADI .

S.No 407 of
PARUTHIPATTU Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr. M AZHAGUVEL to Sub-Division S.No. 407 of PARUTHIPATTU Village ,S, KUMARAN STREET VASANTHAM NAGAR, VASANTHAM NAGAR, AVADI Into 8 plots **Sub Divisions Charges : 2455750.00, Service Request No : 012/CP/25-26/0034065, Date : 14/Nov/2025** subject to the following condition. The approved plans are sent herewith.

The Sub-Division of plot should be in accordance with the approved plan.

Encl: Approved Plan
To
Mr.M AZHAGUVEL
S, KUMARAN STREET
VASANTHAM NAGAR,
VASANTHAM NAGAR, AVADI

Commissioner,
AVADI CITY MUNICIPAL CORPORATION

25/11/25 Ic B. Prasad 25/11/25
AE(P)

AVADI CITY MUNICIPAL CORPORATION / ஆவடி மாநகராட்சி

SERVICE REQUEST RECEIPT

நகல்

Service Request No. / பற்றுச்சீட்டு எண்	: 012/CP/25-26/0034065	Receipt Date / பற்றுச்சீட்டு நாள்	: 14-Nov-2025 07:20:03 PM
Service Name / சேவையின் பெயர்	: Sub Division Approval Payment	Property Tax Assessment No /	:
Applicant Name / விண்ணப்பதாரர் பெயர்	: M AZHAGUVEL	SI Ward / Ward / பிரிவு / வார்டு	: N/AWD-43
Address / முகவரி	: S.NO.407/2,KUMARAN STREET VASANTHAM NAGAR, VASANTHAM NAGAR,AVADI, PIN Code -600071	Mobile No / அலைபேசி எண்	: 9840059794

Demand Notice No
SDA/012/2025/043/0000121

Payment Mode : Online

S.No. / வ. எண்	Fees Description	Amount / தொகை
1	Development Charges	4000.00
2	Sub Division Fees	4000.00
3	Other Fees	23750.00
4	Regularisation Chrages	174000.00
5	Road Formation Charges	497000.00
6	OSR Charges	1753000.00
	Total / மொத்தம்	**2455750.00**

Remarks:N/A

Payment Details : 2455750.00/- Online 14-Nov-2025

Amount In Words : [Twenty Four Lakh Fifty Five Thousand Seven Hundred Fifty Rupees and Zero Paise Only]

This Receipt is electronically generated and does not require signature.

வானத்தின் மழைத்துளி ! வையத்தின் உயிர்த்துளி !!

"மழைநீரை சேகரிப்போம்"

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.