Verified RealEstate™

RE REGULATORY RECORD

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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/WDCN02/00635/2022	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N02	N017	01/06/2023	18/08/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.GANDHI NAGAR COOPERATIVE HOUSE BUILDING SOCIETY REP BY ITS SECRETARY MRS G.TAMIZHSELVI-DOOR.NO:22, PUMPING STATION ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600 020	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:_,Plot No:_, Survey No:23,24/1,2A,2B & 27/1, VADAPERUMBAKKAM ROAD,VADAPERUMBAKKAM,VADAPERUMBAKKAM,Vadaperumbakkam, CHENNAI, 600060	
CMDA Development Charges		61000	
Regularisation Charges - Land		1500000	
மொத்தக் கட்டணம்/Total (In Rs.)		1561000	

Amount (in words): Rupees Fifteen Lakhs Sixty One Thousands Only

C.M.D.A. DD Details : DD Number: 002343 Amount: 1561000 Rs. Date:28/04/2023 Bank:TAMIL NADU STATE APEX CO-OPERATIVE 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.

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

1/6/23

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. II. GANDHI NAGAR

Applicant Name & Address Co operative Housbuilding Ref: Secretary. G. Tamil Selvi D.No: 22, pumping Station Road

9171609007

Mobile No.

Ref. No./PPA No. SD/WD.CN2/00635/2023

Site Address Survey No: 23/24/1, 2A, 2B & 27/1 Chennai - 600060 Vadaperumbakkam

Remittance Particulars	Amount (₹)	
Development Charges	6,1000	00
Regularisation Charges	1,50,000	00
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	15 61 000	00

Amount (in words) : ₹. Fifteen lakh Sixty one Thousand Rupees only

11/5/23

Official of Corporation of Chennai

Signature of Applicant

Bank Official

CANARA BANK

12 MAY 2023

Please fill in the Particulars						
Notes	₹.	P.	Name of the Bank & Branch	D.D.No & Date	₹.	P.
2000 x		-	TNSC	002343	15,61,000	00
500 x		-	Bank	28/4/23		-
200 x		-	Adyar			-
100 x		-				-
50 x		-				-
20 x		-				-
10 x		-				-
5 x		-				-
TOTAL		-	**TOTAL**		15,61,000	00

www.cmdachennai.gov.in

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

PAN No.

Greater Chennai Corporation

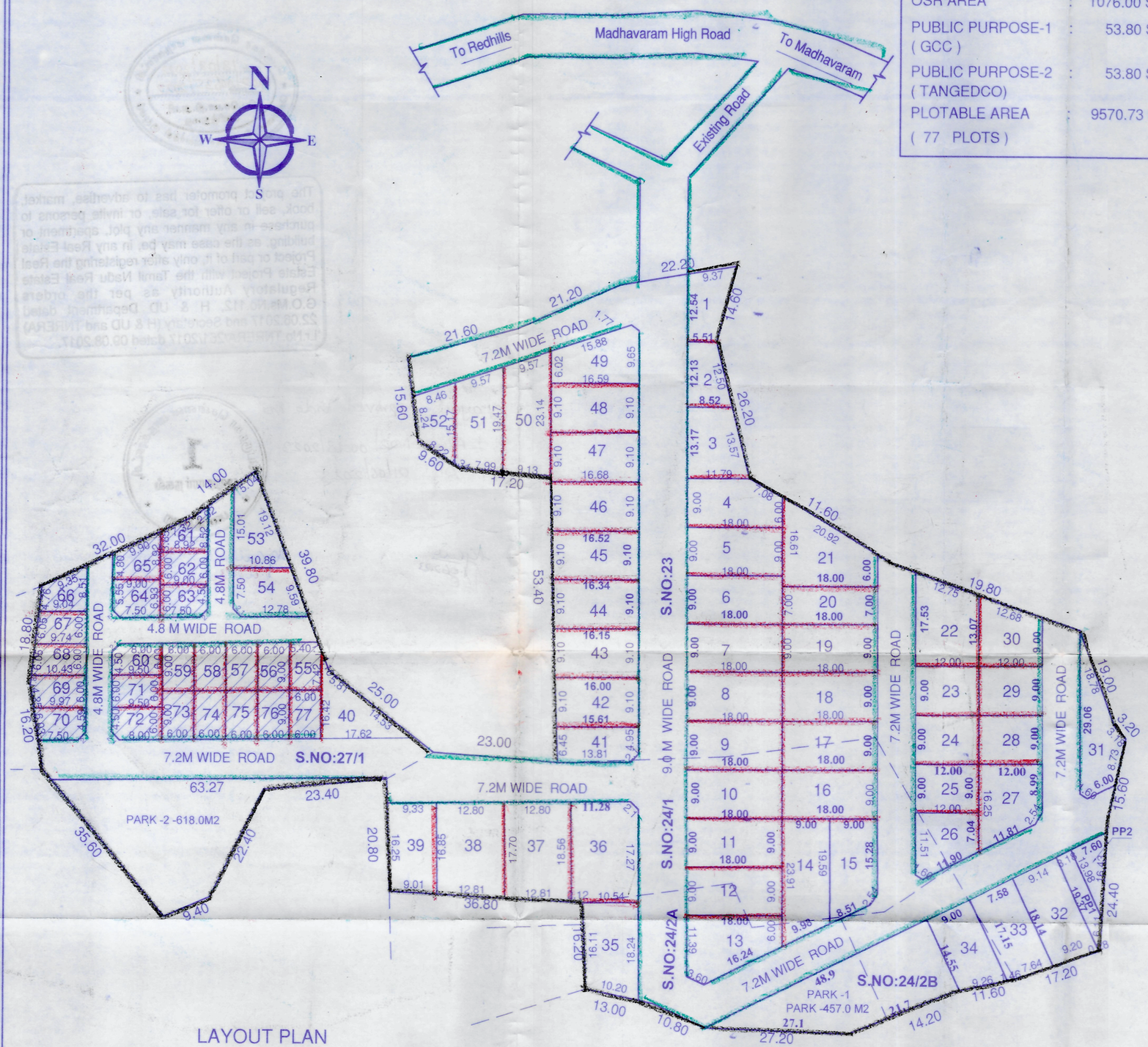
Building Plan Approval - Fees collection Receipt

Receipt No:	**2023-24/HQ/0514473**	**Receipt Date: 01-06-2023**
Name:	GANDHI NAGAR COOPERATIVE HOUSEBUILDING REP BY ITS SECRETARY MRS G TAMIZHSELVI	
Address:	D.NO:22, PUMPING STATION ROAD, GANDHI NAGAR, ADYAR, CH-20	
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN02/00635/2022
	Paid By:	GANDHI NAGAR COOPERATIVE HOUSEBUILDING REP BY ITS SECRETARY MRS G TAMIZHSELVI

Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	23000.00
Tentative improvement charges Collection	126000.00
Total:	**1,49,000.00**
Amount (in words): Rupees One Lakh Forty Nine Thousands Only	
Demand Draft # 002344 Drawn on TAMIL NADU STATE APEX CO-OPERATIVE BANK LTD, CHENNAI Dated 28-04-2023	

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

SKETCH SHOWING THE PROPOSED LAYOUT OF HOUSE SITES IN S.NO: 23,24 / 1,2A,2B & 27 /1 OF VADAPERUMBAKKAM VILLAGE ,MADHAVARAM TALUK, CHENNAI . GREATER CHENNAI CORPORATION.DIVISION : 17 , ZONE : 2



LAYOUT PLAN

AREA STATEMENT :		
PLOT EXTENT	:	14950.00 Sqm
ROAD AREA	:	4195.67 Sqm
OSR AREA	:	1076.00 Sqm
PUBLIC PURPOSE-1 (GCC)	:	53.80 Sqm
PUBLIC PURPOSE-2 (TANGEDCO)	:	53.80 Sqm
PLOTABLE AREA (77 PLOTS)	:	9570.73 Sqm

NOTE :

1) THE ROAD PORTION,OPEN SPACE RESERVATION AND PUBLIC PURPOSE PLOTS ARE GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFT DEED NO:5182/2023,DATED : 6-04-2023.
2) THE SPLAY OF 1.5MX1.5M HAS BEEN PROVIDED AT THE INTERSECTION OF ROAD.
3) THE DEVELOPER SHALL CARRY OUT THE DEVELOPMENT WORKS LIKE ROAD,DRAINS,CULVERTS & STREET LIGHT AS PER THE STANDARD SPECIFIED BY GREATER CHENNAI CORPORATION.
4) THE MAINTENANCE AND TAKING OVER THE ROAD,DRAIN,CULVERTS & STREET LIGHT SHALL BE DONE AS SPECIFIED IN THE G.O(MS) NO.141,HOUSING AND URBAN DEVELOPMENT (UD4(1)DEPARTMENT DATED : 16/07/2022.
5) THE OWNER OR DEVELOPER OR PROMOTER SHALL SEE THE PLOTS RESERVED FOR EWS PLOTS (PLOTS 55 TO 77) ONLY FOR EWS PURPOSE.NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.
6) THE APPROVAL IS ISSUED BASED ON THE NOC ISSUED BY THE EXECUTIVE ENGINEER,WRD,KOSASTHALAYAR BASIN DIVISION VIDE LETTER NO: D.B/JDO.2/R-40/NOC/2022/116-1M/DATED 17/02/2023 SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED.

PLOTS AREA				EWS PLOTS AREA	
PLOT NO.	SQ.MT	34	145.23	55	57.70
1	100.86	35	180.07	56 to 59	54.00
2	89.26	36	241.08	60	55.86
3	137.93	37	232.03	61	57.62
4	155.65	38	221.16	62	54.00
5 to 12	162.00	39	151.62	63	57.05
13	183.30	40	128.08	64	65.96
14	199.96	41	103.31	65	65.92
15	160.08	42	142.73	66	61.96
16 to 19	162.00	43	145.54	67	60.52
20	126.00	44	147.86	68	64.69
21	208.88	45	149.55	69	66.45
22	188.69	46	151.06	70	59.70
23 to 25	108.00	47	151.67	71	57.00
26	124.68	48	151.24	72	60.03
27	163.59	49	146.58	73 to 77	54.00
28 & 29	108.00	50	198.07	TOTAL AREA	1330.46
30	138.28	51	160.07		
31	155.47	52	91.19		
32	175.13	53	132.09		
33	162.05	54	116.18		
TOTAL AREA			8240.27		

PLOT AREA = 8240.27 M2
EWS PLOT AREA = 1330.46 M2
PLOTABLE AREA = 9570.73 M2

COLOUR INDEX

PROPOSED
BOUNDARY
ROAD

N

For THE GANDHI NAGAR CO-OP. HOUSING SOCIETY LTD., XNC-494

SECRETARY

GPA

M. SURESH KANNAN, B.E.
Registered Engineer Class-II
CMDA Reg.No: RE/GR - I/19/06/084
Corporation Reg. No: RE2/0040/2019
S.K. FOUNDATIONS
No.3, K.K. 1st Street, MKB Nagar, Ambattur, Chennai - 600 053.

REGISTERED ENGINEER

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
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.