

RE

REGULATORY RECORD

RERA Document

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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/WDCN15/00407/2025	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N192	28/07/2025	09/06/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS OCEAN INSPIRATIONS LLP REP BY ITS DESIGNATED PARTNER V.GAYATHRI-PLOT NO:8, NEW NO: 8, COASTAL ROAD, BESANT NAGAR, CHENNAI-600090	
சேவையளிக்கும் தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:2/610,Block No:-,Plot No:-, Survey No:82/113 & 82/2A1A1A1A3A, EAST COAST ROAD,NEELANGARAI,NEELANGARAI,Neelankarai, CHENNAI, 600115	
CMDA Development Charges		22000	
Open space reservation charges		20620000	
Regularisation Charges - Land		527000	
மொத்தக் கட்டணம்/Total (In Rs.)		21169000	

Amount (in words): Rupees Two Crore Eleven Lakhs Sixty Nine Thousands Only

C.M.D.A. DD Details : DD Number: 031686 Amount: 21169000 Rs. Date:28/07/2025 Bank:KARNATAKA BANK LTD.

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.

[Signature]
28/7/25

Assistant Executive Engineer (T.P.)

[Signature]
28/07/25

Executive Engineer (T.P.)

[Signature]
28/7/25



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. 15

Applicant Name & Address

M/S Ocean Inspirations LLP
plot NO: 8, New NO: 8, Coartai Road,
9941555541 Basant Nagar
Ch-90

Mobile No.

Ref. No./PPA No.

SD/WDCN15/00407/2025

Site Address

Survey NO: 82/112 & 82/2A1A1A1A3A
East Coast Road, New Nagar

Remittance Particulars	Amount (₹)	
Development Charges	22,000	-
Regularisation Charges	5,27,000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges	2,06,20,000.	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	21169000.	-

Amount (in words) : ₹ Two Crores Eleven Lakhs Sixty
nine thousand only.

Official of Corporation of Chennai

Signature of Applicant

Bank Official



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.

