

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.

TOTAL EXTENT (AS PER DOCUMENT)	:	4330 SQ.M
ROAD AREA (25%)	:	1085 SQ.M
PLOTTABLE AREA (75%)	:	3245 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	245 SQ.M
10% OSR CHARGES REQUIRED	:	25 SQ.M
OSR CHARGES TO BE COLLECTED	:	25 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	32 SQ.M
PUBLIC PURPOSE PROVIDED	:	36 SQ.M

(PUBLIC PURPOSE AREA-1 : 18.9 SQ.M)
(PUBLIC PURPOSE AREA-2 : 18.9 SQ.M)

No.OF.PLOTS : 32 Nos.

NOTE:

1. SPLAY-1.5Mx1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. TO REFER FINAL LETTER

CONDITIONS:

(I)TNCDBR-2019, RULE NO : 47 (8) IN G.O.Ms No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS,(MAI DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.
ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II)TNCDBR-2019, RULE NO: 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

Ⓢ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

APPROVAL CONDITION:
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID
SUBJECT TO OBTAINING SANCTION FROM THE
LOCAL BODY CONCERNED

SCALE : 1:800



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

Signature valid
Digitally Signed by
Registered User
Sgn Date: 01.05.2025 11:00:40 AM

For Official Purpose Only (Not to be used for any other purpose)

QR CODE

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.20/4, 20/5A, 20/6B, 20/7 & 20/8 OF KASBAPURAM VILLAGE.

SCALE:1:800 (ALL MEASUREMENTS ARE IN METRE)

Applicable (Current / Outgoing / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

Signature valid
Signed by Village Panchayat
President
Date: 2025.05.01 16:37:37

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

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3/350/2 Mettukuppam,
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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.

