Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

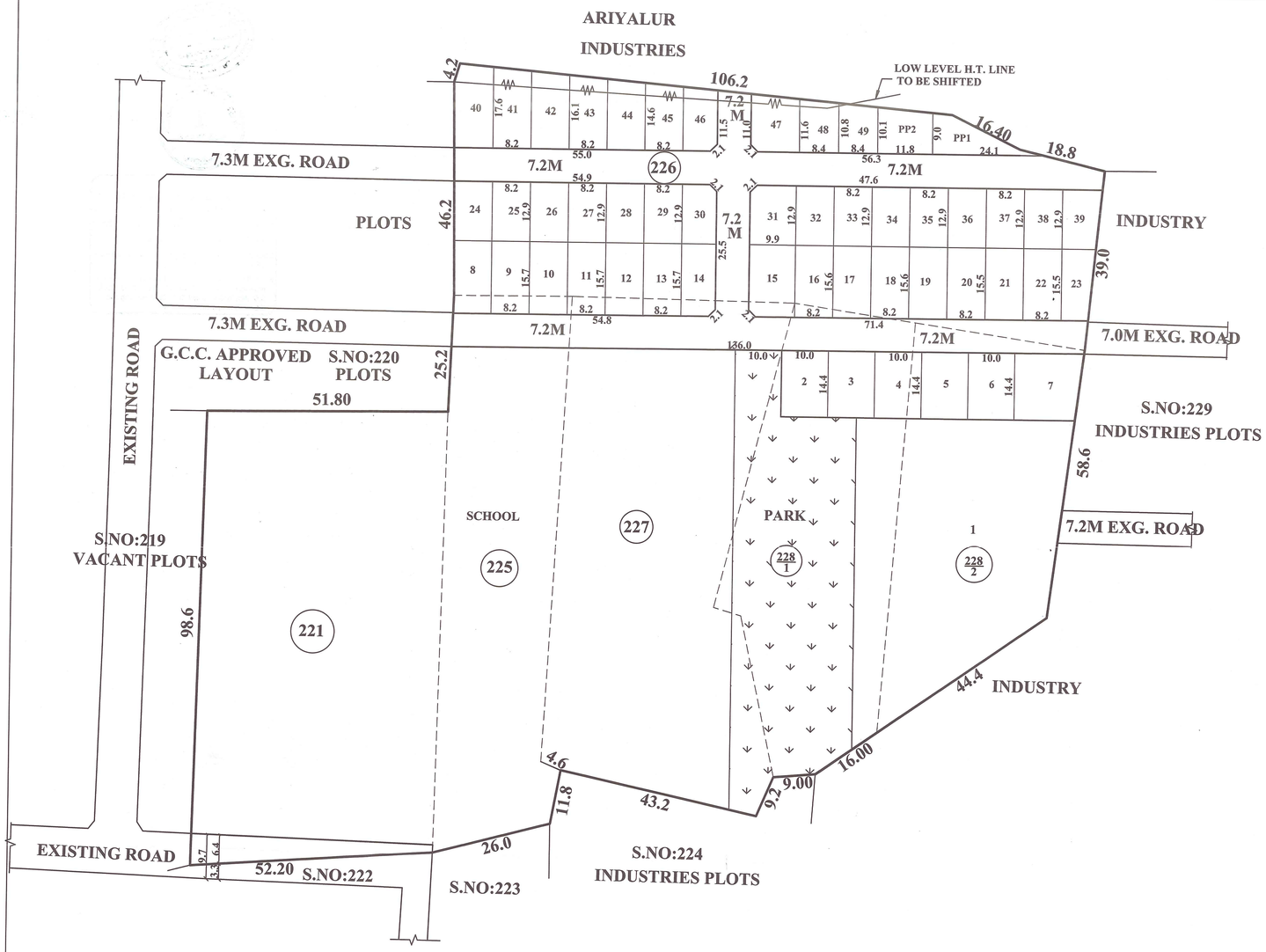
Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

FILE NO.L1/233/2024



TOTAL EXTENT (AS PER DOCUMENT)	:	24645 SQ.M
ROAD AREA (10%)	:	2499 SQ.M
PLOTTABLE AREA (90%)	:	22146 SQ.M
10% OSR REQUIRED	:	2215 SQ.M
OSR PROVIDED	:	2219 SQ.M
1%PUBLIC PURPOSE REQUIRED	:	221 SQ.M
PUBLIC PURPOSE PROVIDED	:	224 SQ.M
(PUBLIC PURPOSE AREA-1 : 112.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 112.0 SQ.M)		
TOTAL No.OF PLOTS	:	49 Nos.
SCHOOL SITE	:	1 No.

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   ] 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 31.01.2020 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

LEGEND:
- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- PARK

GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos: 221, 225, 226, 227, 228/1 & 228/2 OF KOSAPUR VILLAGE.

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

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

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Approved by:-
Assistant Planner: V. Krishna
Sign Date: 01/25/2025 3:40:04 PM
Letter No. : CMDA/PP/LAY/ORC/2233/2024
Approval No. : OL/PP/OL/0000/225
Approval Date : 01/25/2025 3:33:04 PM
Permit No. : OL-01518

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 8913 of 2019.

Signature valid
Digitally Signed by
Architect: RAYYAN IBRAHIM
Sign Date: 10/24/2024 6:27:29 PM

Applicants (Owner / Developer / Power of Attorney)

ISO_A2_(594.00_x_420.00_MM)

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

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SD/WDC/N02/00235/2025
(மனைபிரிவு)

நாள் 17/06/2025 வார்டு 017

ஒப்பளிக்கப்பட்டது

17/6/25
உ.செ.பொ.

17/06/25
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 04/06/2025
தி.அனை N02/00235/2025
மே.செ.மா.தி.ஆ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

Layout Approved vide No
LA/WDC/N02/000141/2025
Dt: 17/06/2025

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

17/6/25
AEE

17/06/25
For Commissioner

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 103/2025 dated 06.01.2025

2 The public purpose Land for GCC has been Gifted vide Document No. 103/2025 dated 06.01.2025

3 Splay of 1.5 m x 1.5 m provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.

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.