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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DIGITALLY VERIFIED RECORD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. CMDA/PP/HRB/S/0312/2022 **Dated:20.07.2022**

To

The Additional Commissioner Police (Traffic),
Greater Chennai, Vepery,
Chennai – 600 007.

Sir,

Sub: CMDA – APU – HRB (South) Division – Planning Permission Application for the proposed construction of High Rise Building (HRB) with 48.0m height (FGL to top of terrace) consisting of Extended Double Basement floor + Stilt floor (Part) + Ground floor (Part) + 12 floors Office use Commercial Building at Plot No.6, New Door No.47/C, Old No.30, Gandhi Mandapam Road and Ambadi Road, Kotturpuram, Chennai 600085 in T.S.No.5/21, 6/31 & 6/63, Block No.16 of Adayar Village within the limit of Greater Chennai Corporation applied by **M/s.Sri Kausalya Constructions Limited** Represented by its Managing Director Thiru.Y.Meera Reddy GPA for Murugappa Chettiar Trust - NOC Requested – Regarding.

Ref: Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/0312/2022, dated.17.06.2022.

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M/s. Sri Kausalya Constructions Limited Represented by its Managing Director Thiru.Y.Meera Reddy GPA for Murugappa Chettiar Trust have applied the Planning Permission Application for the proposed construction of High Rise Building (HRB) with 48.0m height (FGL to top of terrace) consisting of Extended Double Basement floor + Stilt floor (Part) + Ground floor (Part) + 12 floors Office use Commercial Building at Plot No.6, New Door No.47/C, Old No.30, Gandhi Mandapam Road and Ambadi Road, Kotturpuram, Chennai 600085 in T.S.No.5/21, 6/31 & 6/63, Block No.16 of Adayar Village within the limit of Greater Chennai Corporation.

A copy of plan furnished by the applicant is enclosed.

Therefore, you are requested to offer your remarks and specific recommendation on permissibility of the proposal at the earliest.

Yours faithfully,

2.12.22

For **Member Secretary**

21/07/2022

Encl: One set of plan.

Copy to:

M/s. Sri Kausalya Constructions Limited
Represented by its Managing Director Thiru.Y.Meera Reddy
GPA for Murugappa Chettiar Trust
No.4, Jayalakshmipuram, First Street, Nungambakkam,
Chennai 600034.

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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