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

BY RPAD:

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

From	To
The Member-Secretary, Chennai Metropolitan Development Authority, "Thalamuthu-Natarajan Building", No.1, Gandhi-Irwin Road, Egmore, Chennai - 600 008.	**M/s.Cybercity Builders & Developers Pvt. Ltd.(for self GPA)** No.123/1, Mangadu - Kundrathur main Road, Mangadu, Chnnai – 600122

Letter No.EC/C-I/11317/2024 **Dated:25.09.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Extension of Planning Permission for further two years under Special circumstance request letter from the applicant letter dated 12.09.2024 – Reply furnished - Reg.

Ref:
1. CMDA issued Planning Permission in PP No.C/PPMSB/53(S1 to S69)/2017, dated 09.12.2017 in Planning Permit No.11181 in letter No.C3(s)/4665/2017 dated 09.12.2017.
2. Governmnet G.O.(Ms). No.260, Housing and Urban Development [UD4(1)] Department dated 16.12.2022.
3. Your Letter dated 12.09.2024 for the extension of Planning Permission under Special Circumstance.

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With reference to your letter 3rd cited, it is informed that the Government H&UD Department have extended the duration of Planning Permission by 2 years for the Planning Permission approval obtained from 1.09.2014 to 31.03.2022.

In view of the above, the Planning Permission issued in the reference 1st cited is valid till **08.12.2027.**

Yours faithfully,

30.9.2024

for MEMBER-SECRETARY

30/9/2024

31.12.2024

ASSISTANT PLANNER
Chennai Metro Politan
Development Authority
Chennai-600008.

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.