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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2025-2026 **Date:** 12/22/25 8:18 PM

From:

Cowl Bazaar Panchayat Office, Anna Nedunchalai, Cowl Bazaar, Chennai - 600074

To :

M/s.Rajparis Civil Constructions rep. by its partner
Thiru.R.Jeyakumar, Co-owner cum GPA on behalf of
Tvl.P.S.Sekar & P.S.Jagdish,
No.560 – 562, 7th Floor,
E-Century Plaza,
Anna Salai, Chennai – 600 018.

Online Application Number: CMDA/PP/LAYOUT-1/0176/2025

Sir/ Madam,

Sub :

CMDA- APU – Layout Division – Proposal for laying out of house sites in S.No.51 of Pozhichalur Village and S.Nos.116/3, 117/1B, 118/1 & 118/2 of Cowl Bazaar Village, Pallavaram Taluk, Chengalpattu District, St.Thomas
Mount Panchayat Union Limit – Approved – Reg.

Ref :

Planning Permission Application for laying out of house sites received in CMDA vide reference SBC No.CMDA/PP/Layout-1/0176/2025 on 23.06.2025.

Body:

Conditions

1.There should be a space of not less than1.5 meters on the right side of the building,not less than 1.5meters on the left side, and not less than 3.00 meters on the both side.

2.All restrictions imposed by the Chennai Metropolitan Development Corporation Rules as per the tamil Nadu Panchayat Act, 1995 as amended shall be complied with

3.Encroachment on government-owned land or other land not related to this pertitioner should be complied with.

4.The above Photographs should be kept at the work site convenient for displaying to inspection officers from the Panchayat during construction work or at any other time, as approved.

5.If the build is not completed within the time limited allowed in this order, a new application for permission must be made and permission obtained.

6.If any addition or change is to be made to the approved drawings, the construction of the altered building should be carried out only after applying to the Chairman/Administrative officer along with the relevant revised drawings and obtaining permission

7.The Chairman has the right to cancel the said order if the building construction order was obtained through fales registrations or in violation of any building regulations

8.Newly Construction building sites must be kept clean and free from any public health hazard at all times.

9.The petitioner should move in only after completing the construction of the building and obtaining a certificate from this office.

10.The petitioner shall construct drains and septic tanks to store and dispose of the waste water from the building within his own premises.

11.If the building is to be constructed industries or places where other are required to work, permission must be obtained from the district Officer, the Inspector of Industries and the Members, Secretary, Chennai Metropolitan Development Corporation.

12.After the building is competed according to the approved drawings, a certificate should be obtained from this municipality.

13.The Chairman must inform them in writing within 15 Days after the completion of the construction work or after settling in.

தமிழ்நாடு
வாய்மையே வெல்லும்

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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