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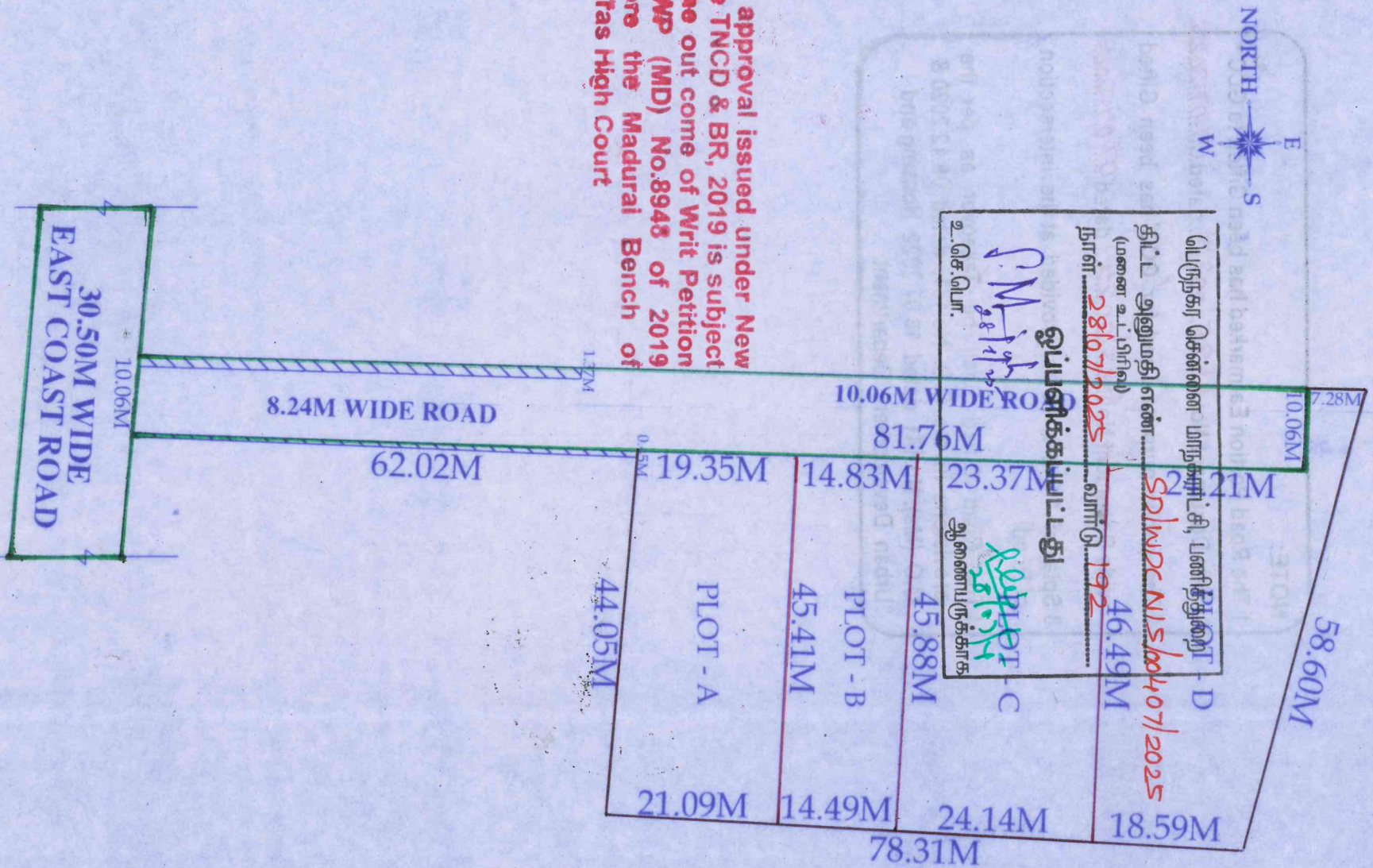
REGULATORY RECORD

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.

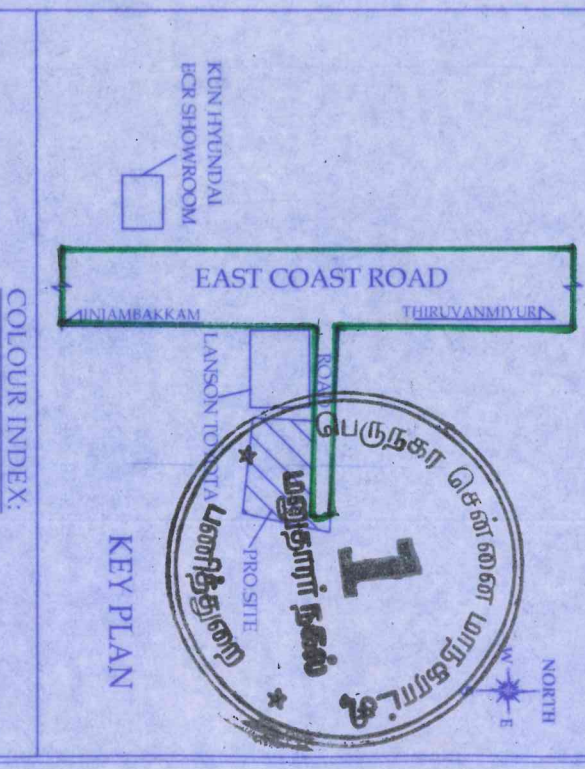
PLAN SHOWING THE PROPOSED SUB DIVISION OF LAND FOR RESIDENTIAL PURPOSE AT 2/610, EAST COAST ROAD, NEELANKARAI, CHENNAI -600115, COMPRISED IN SURVEY NO: 82/113 AND 82/2A1A1A1A3A, OF NEELANKARAI VILLAGE, GREATER CHENNAI CORPORATION, ZONE-15, DIVISION-192.



The approval issued under New Rule TNCD & BR, 2019 is subject to the outcome of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

SUB-DIVISION PLAN
(PROPOSED)

AREA DETAILS:	SHEET NO: 1/2
PLOT EXTENT (AS PER PATTI)	5283.00 SQ.M
PLOT EXTENT (AS PER DOCUMENT)	5268.00 SQ.M
PLOT AREA DETAILS:	
AREA OF PLOT NO : A	911.69 SQ.M
AREA OF PLOT NO : B	669.04 SQ.M
AREA OF PLOT NO : C	1096.90 SQ.M
AREA OF PLOT NO : D	1176.34 SQ.M
OWNER USE AREA	78.80 SQ.M
ROAD AREA (GIFTED)	1335.23 SQ.M
TOTAL AREA	5268.00 SQ.M



PROPOSED -	ROAD
SITE	

For OCEAN INSPIRATIONS LLP
Authorised Signatory
SIGNATURE OF OWNER
SIGNATURE OF REGISTERED ENGINEER



NOTE:

- 1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 6685/2025 dated 07.07.2025
- 2 The public purpose Land for GCC has been Gifted vide Document No 6685/2025 dated 07.07.2025
- 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.



For OCEAN INSPIRATIONS LTD

Authorized Signatory

For OCEAN INSPIRATIONS LTD
No. 417A, Raju Nagar, 5th Street,
Greater Chennai Corporation,
Registered Engineer, 202805050 G-III
JK BAVUJI VARSHANI, B.E. CIVIL

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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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.

