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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+91 9996 12 9996
verified.realestate

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

AREA PLAN UNIT

ACKNOWLEDGEMENT

SBC No. : CMDA/PP/LAYOUT-1/0060/2024

Online Receipt No. : CMDA/PP/Ch/12785/2023

Date : 04/03/2024

1. Name of the applicant with address : OCEAN LIFESPACES INDIA PRIVATE LIMITED rep by its Mr SURESH VAIDYANATHAN GPA for T LATHA and Others
Door No.:Nil, Plot No.:Nil,
Address:Ocean One MF 1 CIPET Hostel Road Thiru vi ka Indrustrial Estate, Guindy Chennai 600032.

2. Proposal at : Abutting Road Name:EXISTING ROAD,
Address1:MADAMBAKKAM,
MADAMBAKKAM,
CHENNAI,
600126

3. Type of Application : Planning Permission

4. ProposalType : Layout

5. Survey No. details :

Sno.	New Survey No	New Sub Division	Old Survey No.	Old Sub Divison	Block No	Village	Taluka	District
1	723	1.2&3	0		NIL	Madampakkam	Tambaram	Chengalpattu
2	769	1	0		NIL	Madampakkam	Tambaram	Chengalpattu

Document Details :

Sno.	Village	Doc-Source/ Type/No.	Date	Block	Ward	Old Survey No.	New Survey No.	Subdiv. No.	Extent in Sq.Mts	Previous Owner	Present Owner	Remarks
1	Madampakkam	GPA/POA	27/09/2023	NIL; NIL	70	0/	769	1	39817.41	T. LATHA and OTHERS	M/s OCEAN LIFESPACES INDIA PRIVATE LIMITED rep by its	

											SURESH VAIDYANATHAN	
2	Madampakkam	Partition Deed	29/05/1977	NIL; NIL	70	0/	769	1	39817.41	N K K KRISHNASAMY and OTHERS	THANGARAJ	

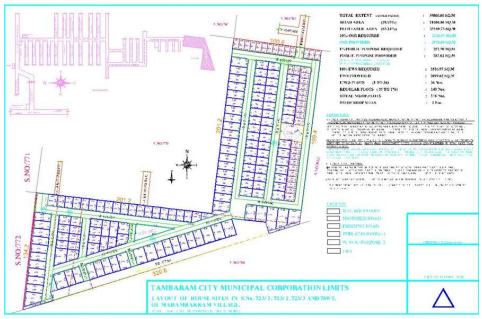
Enclosures :

1.) Form A - Annexure I

Payment Details :

Sno.	Reference ID	Email	Mode of payment	Amount	Payment Date	Total Floor Area
1	CMDA/PP/Ch/12785/2023	vaibhavb2b@gmail.com	Online	59,726.00	04/03/2024	39,817.41

TOPO PLAN



Admission Counter

Disclaimer

Note : Terms and conditions to be accepted before making payment.

- Terms and conditions: (To be Agreed by the applicant before making payment)

1. Ensure that the Hard copied of Forms, Undertakings and Affidavits along with Plans duly signed in the prescribed format to be submitted at CMDA before the scheduled date of site inspection. If not submitted further scrutiny could not be proceeded and the PPA will be returned unapproved.

2. Before the schedule date of site inspection the site should be cleared without bushes and other obstructions and Site Boundary should be clearly demarcated.

3. Scrutiny fee is not Refundable at any circumstances.

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.