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

3/12

BY RPAD

From

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA), 1st Floor,
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai – 600 008.

To

The Executive Engineer &
Administrative Officer (i/c),
Anna Nagar Division,
1st Floor, Tamil Nadu Housing Board Shopping Complex,
Thirumangalam,
Chennai – 600 101.

Letter No.TNRERA/A4/2907/2024 -003811 Dated : 20.11.2024.

Sir,

Sub: TNRERA – Construction of High Rise Group Development for Commercial cum Residential use Building consisting Block 1 & 2: Extended & Combined Double Basement Floor over and above each block with Stilt Floor + 19 Floors for Residential use with 152 dwelling units in each block (Totally 304 dwelling units) and Block-3-Extended and Double Basement Floor + Ground Floor + 11 Floors - Commercial (Office) Building at Old S.Nos.249/1,2,3,5, 250/1, 2, 3, 4, 5, 6, 251, 252/2A, T.S.No.2/1, Block No.4 of Arumbakkam Village within the limits of Greater Chennai Corporation – NOC issued - Reg.

Ref: Your letter No. AND/Plg/869/2020 dated 18.07.2024, 19.07.2024 & 07.11.2024 for issue of NOC.

In the reference cited, you have requested this Authority to issue No Objection Certificate to enable to obtain Completion Certificate from CMDA for the Construction of High Rise Group Development for Commercial cum Residential use Building consisting Block 1 & 2: Extended & Combined Double Basement Floor over and above each block with Stilt Floor + 19 Floors for Residential use with 152 dwelling units in each block (Totally 304 dwelling units) and Block-3-Extended and Double Basement Floor + Ground Floor + 11 Floors - Commercial (Office) Building at Old S.Nos.249/1,2,3,5, 250/1, 2, 3, 4, 5, 6, 251, 252/2A, T.S.No.2/1, Block No.4 of Arumbakkam Village within the limits of Greater Chennai Corporation. Further you have declared that the building is for your own use and not meant for lease or sale.

Your request along with the declaration has been carefully examined and No Objection Certificate is hereby issued to enable you to obtain Completion Certificate from CMDA.

It is further informed that if the said property is for sale/lease at any point of time, the Real Estate project has to be registered with TNRERA, failing which, the NOC granted by this Authority will stand cancelled automatically and any permission given therewith will be rescinded.

for Chairperson
TNRERA

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.