

RE

REGULATORY RECORD

RERA Document

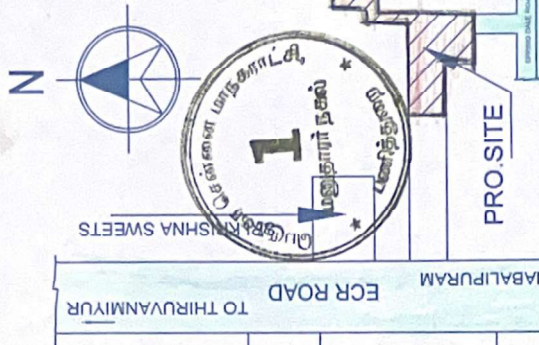
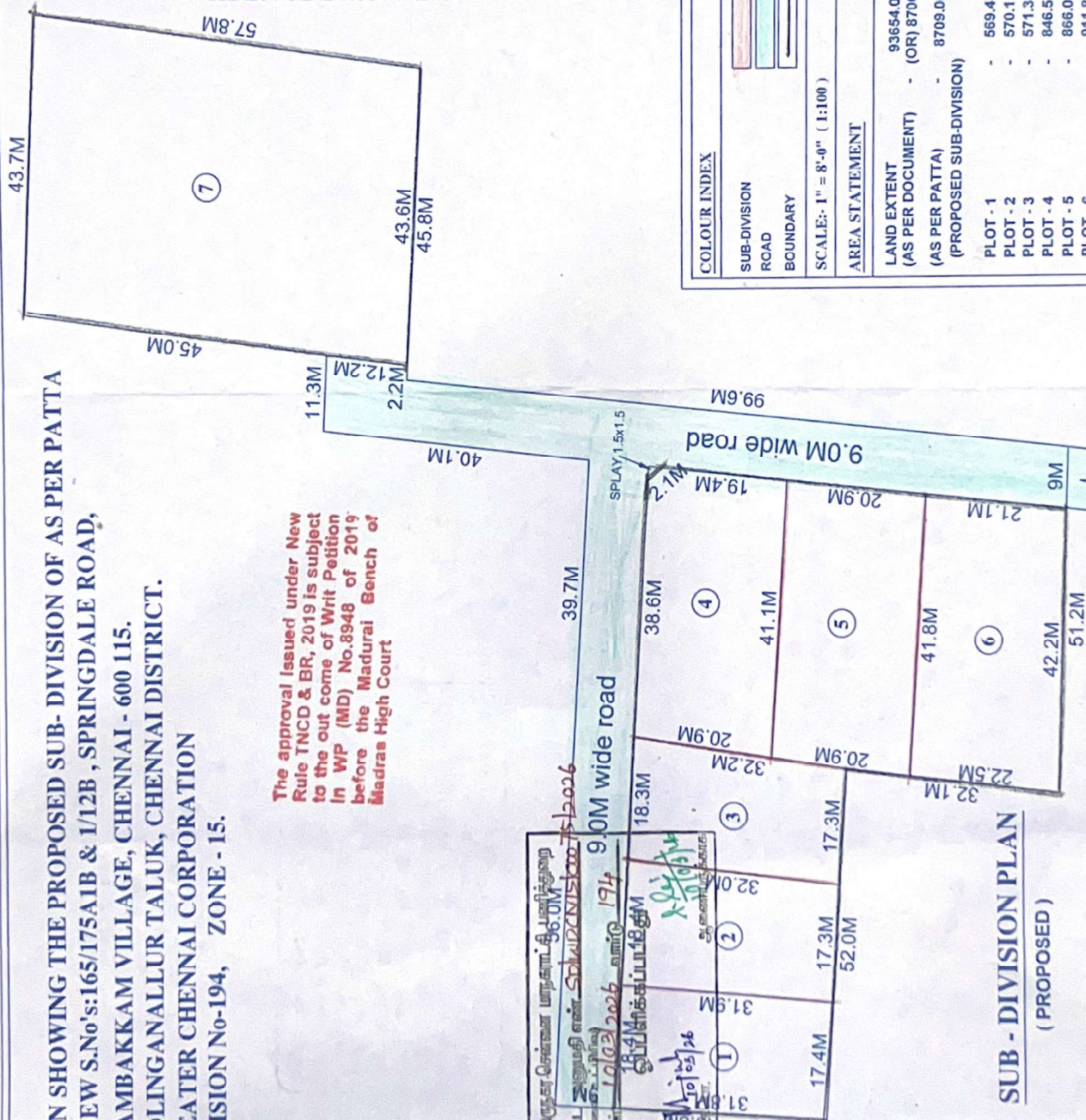
The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

PLAN SHOWING THE PROPOSED SUB-DIVISION OF AS PER PATTA
IN NEW S.No's:165/175AIB & 1/12B, SPRINGDALE ROAD,
INJAMBAKKAM VILLAGE, CHENNAI - 600 115.
SHOLINGANALLUR TALUK, CHENNAI DISTRICT.
GREATER CHENNAI CORPORATION
DIVISION No-194, ZONE - 15.

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

சுருத்தி செய்யப்பட்ட பட்டா - 96.00 மீட்டர்
தி.ப. நகராட்சி எண் - 194/2026 வார்டு 194
தா.ந. 194/2026 வார்டு 194
புதுச்சேரி நகராட்சி
18.4 மீட்டர்
புதுச்சேரி நகராட்சி



COLOUR INDEX

SUB-DIVISION	
ROAD	
BOUNDARY	

SCALE:- 1" = 8'-0" (1:100)

AREA STATEMENT

LAND EXTENT (AS PER DOCUMENT)	93654.00 SQ.FT (OR) 8700.66 SQ.M
(AS PER PATTA)	8709.00 SQ.M
(PROPOSED SUB-DIVISION)	
PLOT - 1	569.47 SQ.M
PLOT - 2	570.15 SQ.M
PLOT - 3	571.38 SQ.M
PLOT - 4	846.51 SQ.M
PLOT - 5	866.06 SQ.M
PLOT - 6	911.83 SQ.M
PLOT - 7	2509.70 SQ.M
ROAD	1855.66 SQ.M
TOTAL AREA	8700.66 SQ.M

For OCEAN INSPIRATIONS LLP

Authorised Signatory

OWNER'S SIGNATURE

J. K. BALAN VASAN BECA
Registered Professional Engineer
Greater Chennai Corporation
No. 4, Lei Perambalur Road,
Sholingur Taluk, Division - 600 115.
Ph: 9840115466

REGISTERED ENGINEER SIGNATURE



The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) No. TNRERA/261/2017 dated 09.08.2017.

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

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

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

