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

POLICE DEPARTMENT

From

KAPIL KUMAR C SARATKAR, IPS.,
Addl. Commissioner of Police,(Traffic),
Greater Chennai Police,
Vepery, Chennai – 600 007.

To

The Member Secretary,
Chennai Metropolitan
Development Authority,
Egmore, Chennai – 600 008.

Rc. No. Tr./License/09/534/2023 Dated: 21.02.2023.

Sir,

Sub: Greater Chennai Traffic Police – C.M.D.A. – Area Plans Unit – MSB (South) Division – Planning permission for the proposed construction of High Rise Building of **Koyambedu Village** applied by **M/s.Srinivasa Associates Private Limited,** NOC - Requested – Sent – Reg.

Ref: Letter No.CMDA/PP/HRB/S/0481/2022, dated: 02.12.2022 of the Member Secretary, C.M.D.A., Chennai - 8.

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Please refer to the reference cited.

2. In this connection, it is stated that the NOC is **"Recommended"** from traffic point of view for issuing Planning Permission for the proposed construction of High Rise Building (HRB) with 36.0m height (FGL to top of terrace) consisting of Extended Basement floor (Multi level puzzle Car Parking) + Ground floor + 9 floors of Commercial Office building at Door No.140, Poonamallee High Road, Koyambedu Chennai -107 in Old S.No.149/2, T.S.No.6/2, Block No.36 of **Koyambedu Village** within the limit of Greater Chennai Corporation applied by **M/s.Srinivasa Associates Private Limited** No,14/2 & 4, Avinashi Road, opp to Tirupur Textiles, Peelamedu Coimbatore – 641 004 **subject to the following conditions:-**

i) The applicant should be provide "Bell mouth shape entry" and exit gate for easy access.

ii) The drive way provided by the applicant should be maintained properly.

iii) The applicant on the completion of the construction, has to deploy sufficient number of personnel to manage the movement of vehicles at the entry and exit gates of the building.

iv) Construction of ramp should not affect proposed driveway inside the premises.

Yours faithfully,

12/2/22

Addl. Commissioner of Police,
Traffic, Chennai-7.

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.