Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

PLANNING PERMISSION APPROVED BY CMDA

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN02/00235/2025	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N02	N017	17/06/2025	04/04/2025
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MR.Y.MOHAMMED SHIBIN AND MRS.NESREEN SHIBIN-DOOR.NO50, KUMARASWAMY NAGAR, VILLIVAKKAM, CHENNAI-600 049	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Door No:-,Block No:-,Plot No:-, Survey No:221,225,226,227,228/1 & 228/2, KOSAPUR VILLAGE,KOSAPUR,THEEYAMBAKKAM,Kosappur, CHENNAI, 600060	
CMDA Development Charges			1000
மொத்தக் கட்டணம்/Total (In Rs.)			1000

Amount (in words): Rupees One Thousand Only

C.M.D.A. DD Details : DD Number: 009224 Amount: 1000 Rs. Date:10/06/2025 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

17/6/25

Assistant Executive Engineer (T.P.)

17/06/25

Executive Engineer (T.P.)

17/6/25

17/6/25

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SD/WDC/N02/00235/2025
(மனைபிரிவு)

நாள் 17/06/2025 வார்டு 017

ஒப்பளிக்கப்பட்டது

17/6/25
உ.செ.பொ.

17/06/25
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 04/11/2025
தி.அ.எண் N02/00235/2025
பெ.செ.மா.தி.அ.வி
பணித்துறை
பெருநகர வளர்ச்சி குழுமம்

Layout Approved vide No
LA/WDC/N02/ 000141/2025
Dt: 17/06/2025

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

17/6/25
AEE

17/06/25
For Commissioner

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 103/2025 dated 06.01.2025

2 The public purpose Land for GCC has been Gifted vide Document No. 103/2025 dated 06.01.2025

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.

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.