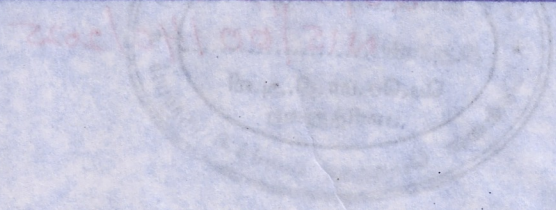


RERA Document

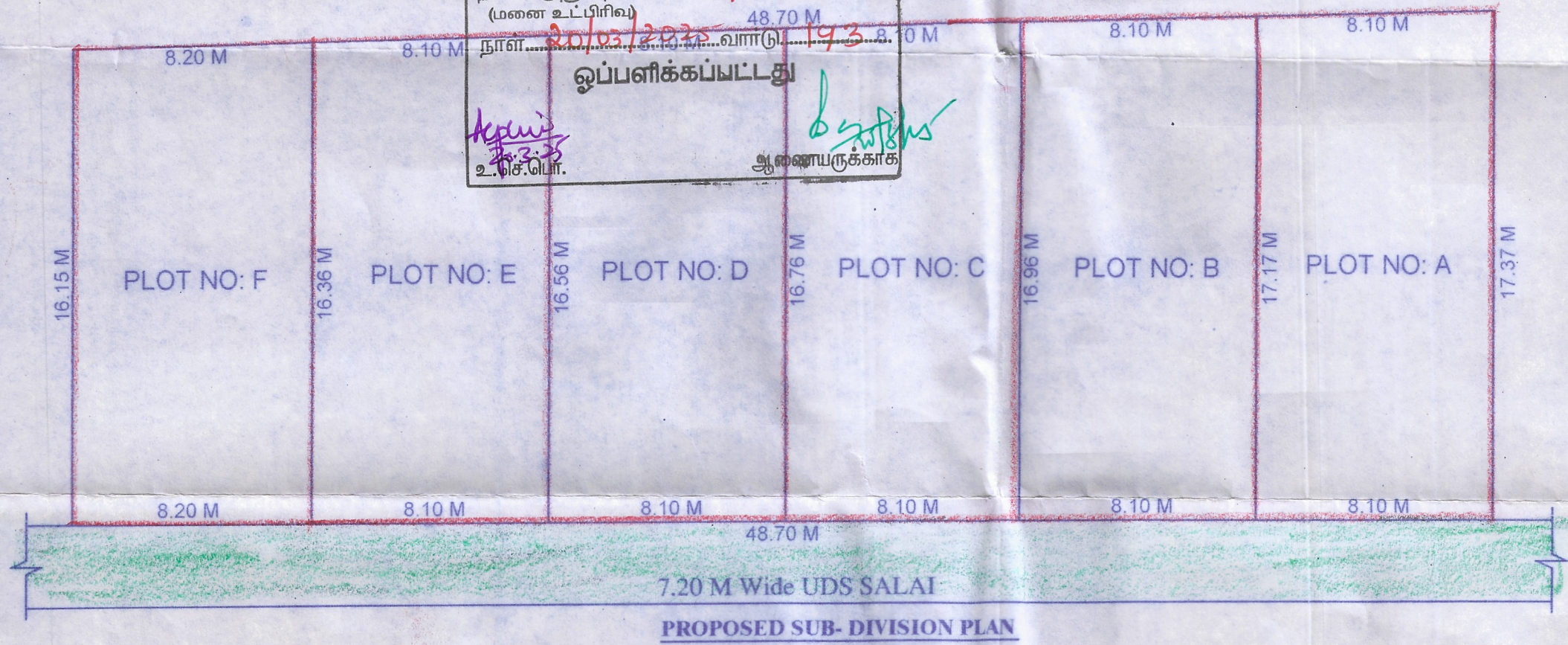
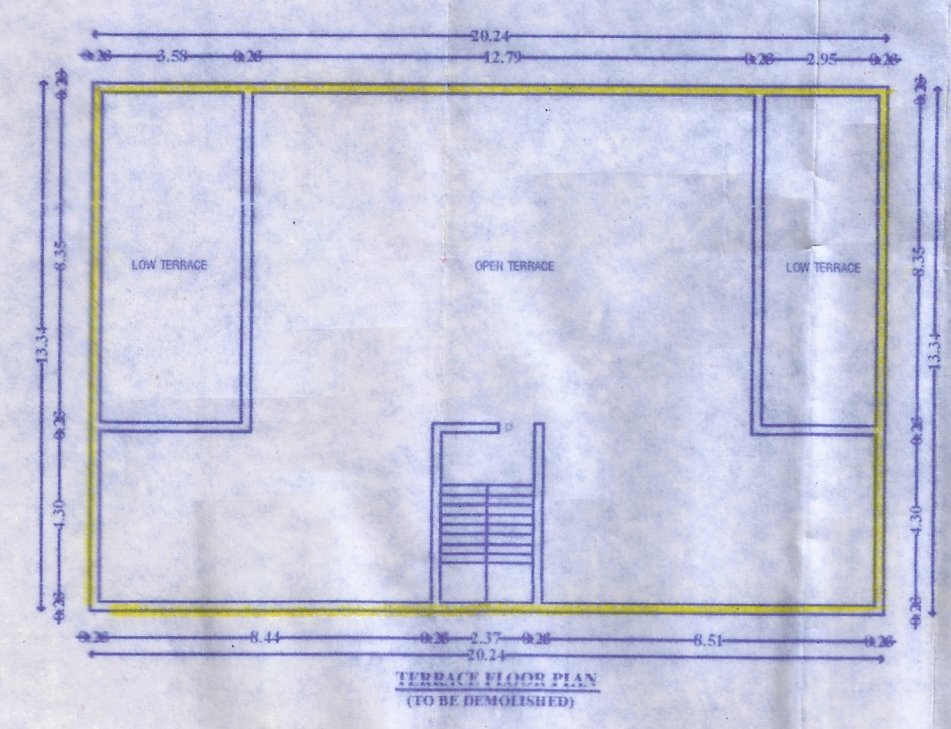
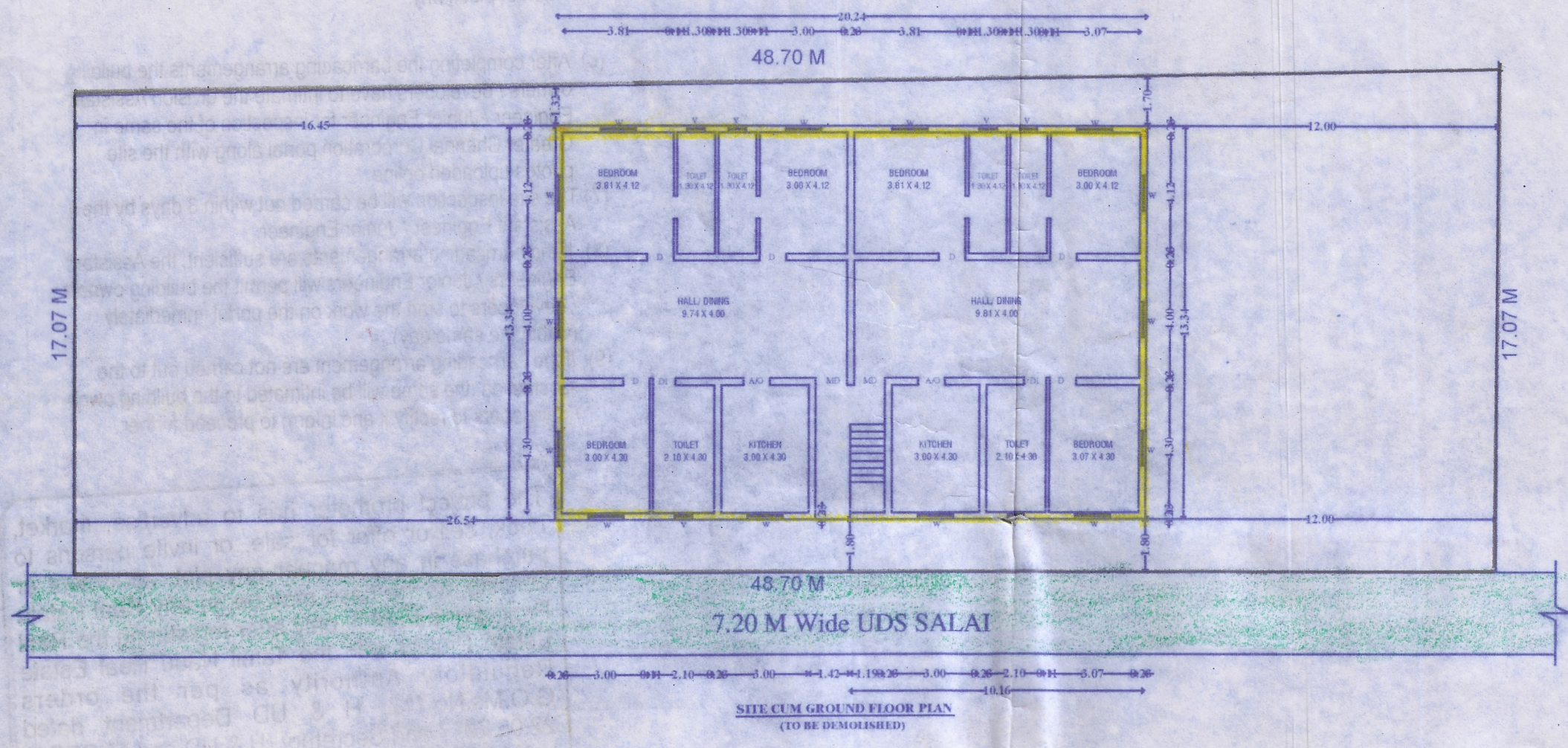
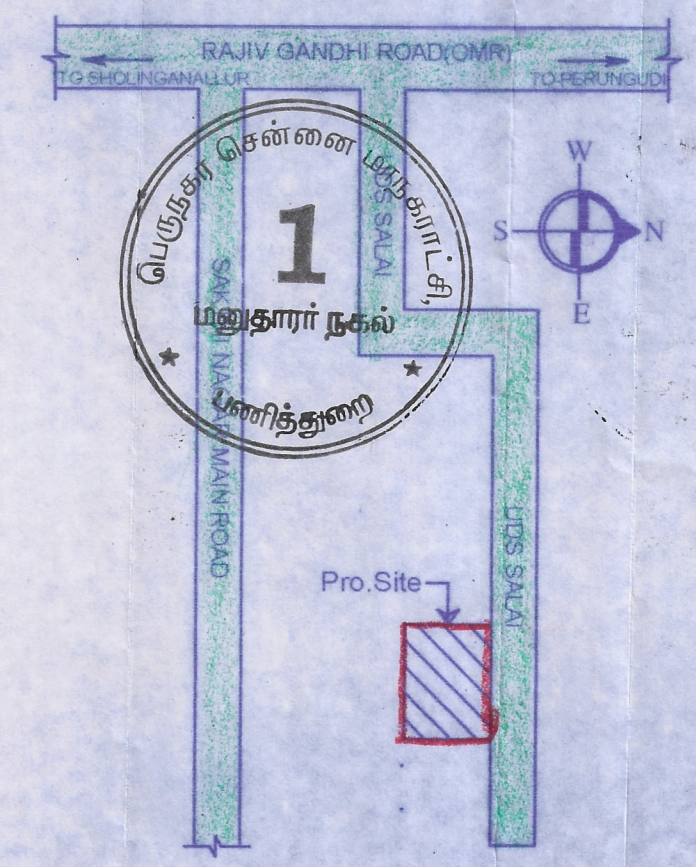
The document as the regulator published it, reproduced in full behind this page.

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



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

REF:
1. LAND REGULARIZATION APPROVAL SANCTIONED VIDE D.Dis. NO: REG/III/8421/2001, REGULARIZATION PERMIT NO: REG/III/132/04-05, DATED: 28/02/2005.
2. BUILDING PLAN APPROVAL SANCTIONED VIDE D.Dis. NO: 8814/2005, PP NO: 1913/05-06, BA NO: 237/05-06, DATED : 06/01/2006.
3. BUILDING PLAN APPROVAL SANCTIONED VIDE D.Dis. NO: 8815/2005, PP NO: 1910/05-06, BA NO: 235/05-06, DATED : 06/01/2006.



பெருநகர் சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண்: SD/MD/CM/15/00140/2025
(மனை உட்பிரிவு)
நாள்: 20/03/2025
வாடு: 193
ஒப்பளிக்கப்பட்டது
ஆணையருக்காக

DRAWING TITLE		
PLAN SHOWING THE PROPOSED DEMOLITION CUM SUBDIVISION OF LAND FOR RESIDENTIAL PURPOSE AT PLOT NO: 14,15,16&17, UDS SALAI, OKKIYAM THORAIPAKKAM, CHENNAI- 600 097. COMPRISED IN OLD S.NO: 76/2B & 433/2, PATTA NO: 5433 , AS PER PATTA NEW S.NO: 433/2B OF OKKIYAM THORAIPAKKAM VILLAGE, ZONE:15, DIVISION: 193, GREATER CHENNAI CORPORATION.		
AREA DETAILS		
Plot Extent: (As per Patta)	831.47 Sq. M	
Plot Extent: (As per Doc)	831.47 Sq. M	
Plot Extent: (As per Site)	816.08 Sq. M	
Plot No: A	139.87 Sq. M	
Plot No: B	138.23 Sq. M	
Plot No: C	136.59 Sq. M	
Plot No: D	134.94 Sq. M	
Plot No: E	133.30 Sq. M	
Plot No: F	133.15 Sq. M	
Total Plot Extent:	816.08 Sq. M	
DEMOLITION AREA DETAILS		
Ground Floor Area	270.00 Sqm	
First Floor Area	270.00 Sqm	
TOTAL	540.00 Sqm	
SCHEDULE OF JOINERY		
MD	Main Door	3'-3" x 7'-0"
D	Door	3'-0" x 7'-0"
D1	Door	2'-6" x 7'-0"
W	Window	4'-0" x 4'-0"
O	Open	3'-0" x 7'-0"
V	Ventilator	2'-0" x 2'-0"
COLOUR INDEX		
PROPOSED -		ROAD -
SITE BOUNDARY -		EXISTING BUILDING TO BE DEMOLISHED -
	SCALE (1" = 8'0") : (1:100)	
OWNER/POWER AGENT		
 V. VIJAY, B.E., Registered Engineer 20393/2024 Gr-II Greater Chennai Corporation Plot No.3, F-1, Ganesh Flats, Usha Nagar 2nd Street, Ullagaram, Chennai - 600 091. Mob: 9597664899		
LICENSED SURVEYOR		

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.

