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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SSPDL Limited

Building the big picture

MARCH 17, 2026

To

THE CHAIRPERSON
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
TNRERA BUILDING, No: 133, 'G' BLOCK
1st AVENUE, ANNA NAGAR EAST, CHENNAI – 600 102

Sir,

Sub: Construction of Stilt floor + 4 Floors Commercial Building (Office use) (Height-18.20m) at Plot No.35, 36 & 37, New Door No. 19, 21 & 23, Old Door No.9, 10 & 11, Demonte Colony Street, Demonte Colony, Alwarpet, Chennai-600018, comprised in R.S.No.3676 pt, Block No.73, Mylapore village Within the Limits of Greater Chennai Corporation – Registration of the Completed Project – Clarification on status of CC - regarding

Ref:
1. CMDA Planning Permission No: OL-PP/NHRB/0404/2024, dated: 04.07.2024 in Permit No: OL-01028 in Letter No: CMDA/PP/NHRB/S/0219/2024
2. Our Application for Registration of Completed Project with TNRERA, vide File No: TNRERA/PBF/0105/2026

This is to bring to your kind notice that we had applied for Completion Certificate of the Project with CMDA on 28th JANUARY 2026 and since then our application is kept pending by CMDA, due to non-submission of NOC or Registration Certificate of the Completed Project from TNRERA.

In this context and as advised by CMDA, we initially requested TNRERA to issue us a NOC for the Completed Project on the Leased Land on 06.01.2026, since the building is meant for our own Office Use & Rental. But our request was rejected by TNRERA.

Consequently, we applied for the Registration of the Completed Project with TNRERA on 16.02.2026 and made the requisite Online Payment of Rs 1,52,160/= on 17.02.2026, vide Transaction Ref. No: CAXC1211C2QKCS & Bank Ref. No: 938967738 and await for the completion of Registration Process.

Therefore, we request your good self to kindly look into our file and issue us the Registration Certificate, so that we could submit it to CMDA and get released the Completion Certificate.

Thanking you.

Yours sincerely,

For SIR JOHN DE MONTE TRUST

PoA HOLDER

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.