

RE

REGULATORY RECORD

RERA Document

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

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/WDCN15/00075/2026	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N194	10/03/2026	06/02/2026
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.OCEAN INSPIRATIONS LLP REP BY ITS DESIGNATED PARTNER MR.A.SEKAR-P.NO.8, NEW.NO.8, COASTAL ROAD, BESANT NAGAR, CHENNAI-600 090	
மேம்பாட்டு தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Door No:SPRINGDALE ROAD,Block No:-,Plot No:-, Survey No:165/175A1B & 1/12B, EAST COAST ROAD,INJAMBAKKAM(N194),INJAMBAKKAM(N194), Injambakkam, CHENNAI, 600115	
CMDA Development Charges		36000	
Open space reservation charges		28606000	
Regularisation Charges - Land		871000	
மொத்தக் கட்டணம்/Total (In Rs.)		29513000	

Amount (in words): Rupees Two Crore Ninety Five Lakhs Thirteen Thousands Only

C.M.D.A. DD Details : DD Number: 193104 Amount: 29513000 Rs. Date:09/03/2026 Bank:KARNATAKA BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sub-Division of Land - Sub Division Approval Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

P. M. Jeyaraj
10/3/26

Assistant Executive Engineer (T.P.)

R. S. Jeyaraj
10/03/26

Executive Engineer (T.P.)



Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	2025-26/HQ/2152189	Receipt Date: 10-03-2026
Name:	MS.OCEAN INSPIRATIONS LLP REP BY ITS DESIGNATED PARTNER A.SEKAR	
Address:	P.NO.8, NEW.NO.8, COASTAL ROAD, BESANT NAGAR, CH-90	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN15/00075/2026 Paid By: MS.OCEAN INSPIRATIONS LLP REP BY ITS DESIGNATED PARTNER A.SEKAR	
Description Head of A/C		Amount (in Rupees)
Scrutiny Fees Collection		14000.00
Total:		14,000.00
Amount (in words): Rupees Fourteen Thousands Only		
Amount collected via ECS Payment from ECS/NEFT/RTGS with Transaction number : 024330, Transaction Date : 09-03-2026		

This is a computer generated receipt. Signature is not necessary. Except Online payment the receipt is subject to realisation of instrument.

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

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



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
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+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.

