

RE

REGULATORY RECORD

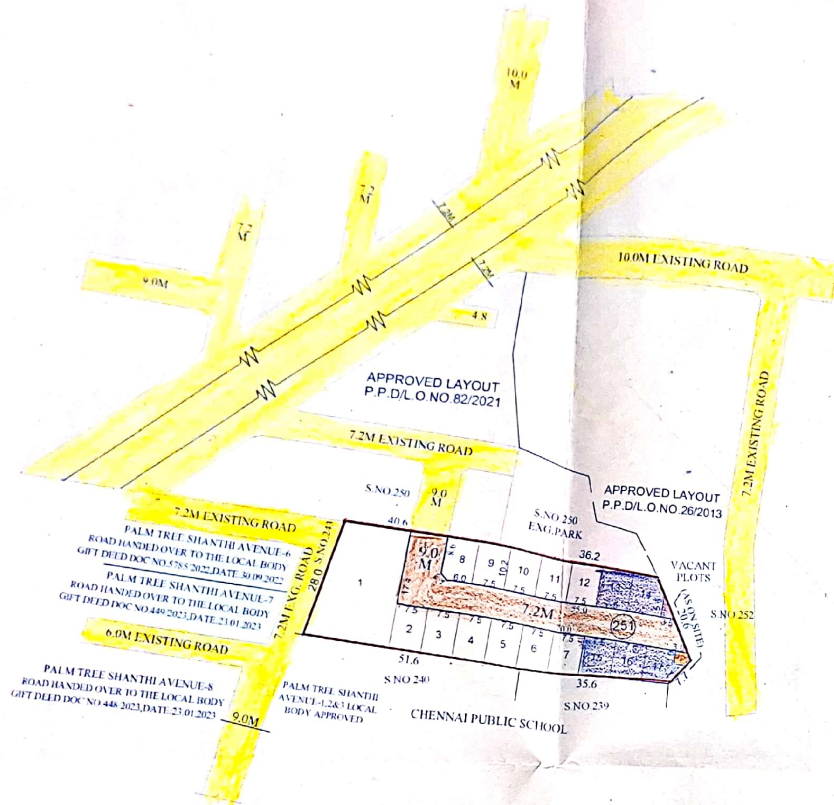
RERA Document

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.



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SITE EXTENT (AS PER DOCUMENT)	: 2347 SQ.M
ROAD AREA	: 580 SQ.M
PUBLIC PURPOSE AREA (1%)	: 20 SQ.M
(P.P. 1 HANDED OVER TO THE LOCAL BODY 0.5% AREA 10.0 SQ.M)	
(P.P. 2 HANDED OVER TO THE TANGEDCO 0.5% AREA 10.0 SQ.M)	
REGULAR PLOTS (1 TO 12)	: 12 Nos
E.W.S. PLOTS (338 SQ.M) (13 TO 17)	: 5 Nos.
TOTAL No.OF.PLOTS	: 17 Nos.

NOTE:

1. SPLAY-1.5Mx1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

ROAD AREA	} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 2172/2024, DATED: 28.03.2024, @ SRO POONAMALLEE.
PUBLIC PURPOSE AREA-1	
PUBLIC PURPOSE AREA-2 (AS SERVED FOR TANGEDCO)	

CONDITIONS:

- (I) TNCDBR-2019, RULE NO. 47 (9) IN G.O.Ms No. 16/MAWS DEPARTMENT DATED 04.02.2012 & AMENDMENTS, APPROVED IN G.O.Ms No. 16/MAWS (M&I) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No. 41, DATED 31.01.2020. THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.
 - (II) TNCDBR-2019, RULE NO. 47 (11). THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.
 - (III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.
- © NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.No: 251 OF THIRUMAZHISAI VILLAGE.

SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)

S. Suresh Babu
V. Elumalai
OWNER'S SIGNATURE

EKAMBARAM N
CMDA Regd. No. RE/GR/II/2023/05/363
G.C.C. No. RE307092022
No. 67, Sreevathsan's Enclave,
Kotla Nagar Main Road,
Kotla Nagar, Chennai - 600 099.
Cell: 9171608007
Email: shreekapaladesigns@gmail.com

LICENSED SURVEYOR

CONDITIONS:
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15790 Dated: 5-4-2024

P.P.D. No: 68
L.O. 2024

APPROVED

VIDE LETTER No.: layout-1/0254/2023

DATED

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

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
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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.

