

RERA Document

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

TOTAL EXTENT (AS PER PATTA) : 1085 SQ.M
 ROAD AREA : 330 SQ.M
 REGULAR PLOTS (1&2) : 2 Nos.
 E.W.S. PLOTS (315 SQ.M) (3 TO 8) : 6 Nos.
 TOTAL No.OF.PLOTS : 8 Nos.

உள்ளாட்சி மன்றப் படி

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 5748/2024, DATED: 16.08.2024, @ SRO TAMBARAM JOINT 1

CONDITIONS :

(I) TNCDBR-2019, RULE NO: 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) 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.

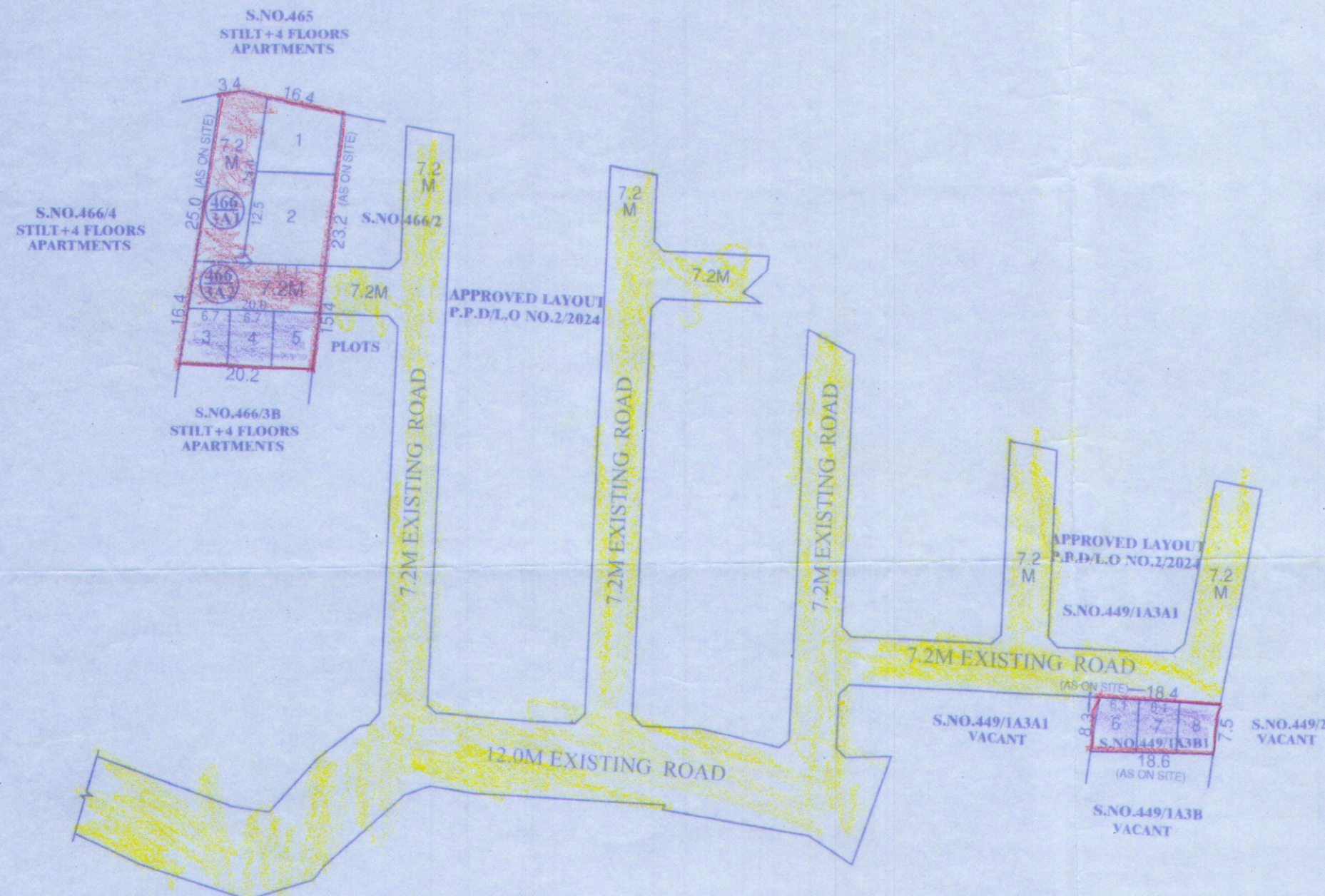
(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

© 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
- EWS

THE SUB DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.



சுயேச்சை / மனு உட்கிரைவு
 அனுமதி எண்: 06/2024-25
 அனுமதி திரும்பிக்கப்படுகிறது
 ப.மு. எண்: 06/2024-25
 தலைவர்
 நெடுங்குன்றம் ஊராட்சி
 கட்டள்களவாதிகள் ஊராட்சி ஒன்றியம்
 24/9/2024

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.

For ELEPHANTINE ENTERPRISES PVT. LTD.

E. Mohan
 Authorised Signatory

OWNER'S SIGNATURE

N. Ekambaram
 EKAMBARAM .N
 CMDA Regd. No. RE/GR-III/2023/05/383
 G.C.C. No. RE307092022
 No. 67, Sreevathsan's Enclave,
 Rajan Nagar Main Road,
 Kolathur, Chennai - 600 099.
 Cell: 9171609007
 Email: shreekapiladesigns@gmail.com

LICENSED SURVEYOR



Planning Permit No. 15908 Dated: 30.08.2024

P.P.D
 L.O No: 190
 2024
APPROVED

VIDE LETTER No.: Layout-1/141/2024

DATED

[Signature]

[Signature]

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



KATTANKOLATHUR PANCHAYAT UNION

SUB DIVISION OF HOUSE SITES IN S.Nos. 449/1A3B1, 466/3A1 & 3A2 OF NEDUNGUNDRAM VILLAGE.

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

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.

