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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE COMMISSIONER (I/C) PANCHAYAT UNION SHOLAVARAM
PRESENT: Thiru.M.Parthasarathy

Rc.No.1376/2024/A3 **Date:10.05.2024**

Sub: Layout- Thiruvallur District – Sholavaram Panchayat Union – Proposal for laying out of House sites in Nallur Village - S.No. **22/2A and 2B** – Thiru.Sathyanarayanan Rao, Vallabheneni Lakshmi Sowmya and, M/s.Sri Aruna Auto Service Limited, Represented by its Managing Director M.V.V. Sathyanarayanan Rao, No.97/1,Ramanayapetta, Oppsite SEMT Choudari Guest House Kakinada, Andhra Pradesh - New Layout of House Sites (62 plots) admeasuring total land area of 10441 Sqm – Approved - Order issued.

Ref:
1. The Member Secretary, CMDA, Chennai Rc.No.L-1/0313/2023 Dated: 12.03.2024
2. Gift deed Registered at Sub-Register office, Redhills document No.2349/2024 Dt:19.02.2024
3. Commissioner, Sholavaram Panchayat R.C.No.1376/2024/A3 Dated:09.05.2024
4. Fees Paid by the Applicant are as follows
   a) Armed forces flag day fund Rs.10000/- DD No.011802/10.05.2024
   b) Development charge(President) Rs.62000/- DD No.011800/10.05.2024
   c) Development charge(Commissioner) Rs.63000/- 011801/10.05.2024
   d) Security Deposit Fund
   (Commissioner Sholavaram Panchayat Union = Rs.62000/- 011799/10.05.2024

****

ORDER:

Permission sought by the applicant Thiru.Prabhu Ram GPA on Behalf of, Thiru.Sathyanarayanan Rao, Vallabheneni Lakshmi Sowmya and, M/s.Sri Aruna Auto Service Limited, Represented by its Managing Director M.V.V. Sathyanarayanan Rao, No.97/1,Ramanayapetta, Oppsite SEMT Choudari Guest House Kakinada, Andhra Pradesh for the laying out of the house sites in S.No. **22/2A and 2B** of Nallur Village with the total of 62 plots admeasuring total land area of 10441 Sqm is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letter received 1st read above.

1. The conditions specified in the Member Secretary C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) letter No. L1/0313/2023 dated: 12.03.2024 and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.15777, Dt.12.03.2024
2. The other conditions specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, sub-Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.
5. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.
6. If the central and state audit found any default of fees arrived for issuance of Layout permission the applicant have to pay it immediately.
7. The approved plans are enclosed.

COMMISSIONER(I/C)
PANCHAYAT UNION SHOLAVARAM

Encl:

1. Plan PPD/LO No.55/2024 Dt:12.03.2024

2. Conditions Specified in Member Secretary, C.M.D.A permit No.15777, Dt.12.03.2024

3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No L1/0313/2023 dated: 12.03.2024

To

Thiru.Sathyanarayanan Rao,
Vallabheneni Lakshmi Sowmya and,
M/s.Sri Aruna Auto Service Limited,
Represented by its Managing Director,
M.V.V. Sathyanarayanan Rao,
No.97/1,Ramanayapetta, Oppsite SEMT Choudari Guest House Kakinada,
Andhra Pradesh-533005.

Copy to

The president, Nallur Panchayat.

Rc.No.1376/2024/A3

ANNEXURE

LAYOUT CONDITION ACCOMPANYING LAYOUT OF LANDS IN S.No. 22/2A and 2B OF NALLUR VILLAGE SHOLAVARAM PANCHAYAT UNION IN CHENNAI METROPOLITAN AREA.

1. All streets, sites and other works shall be laid out and demarcated in accordance with the plan No.PPD/LO.No.15777/2024 approved in this office lr.No. L1/0313/2023 dated: 12.03.2024
2. and no deviation or modification in the alignment the street and dimension of sites, reservations etc. shall be made without prior approval of the Chennai Metropolitan Development Authority.

3. The streets shall be formed to approve levels, metalled, sewered and lighted to the satisfaction of the Executive Authority i.e. Panchayat Unions and Tamil Nadu Panchayats Act, as the case may be.

4. Every site in the area other than the site reserved for specific purpose in the layout plan shall be exclusively utilized for the construction of structures for residential used only.

5. The site shall not be sub-divided without prior approval of the Chennai Metropolitan Development Authority.

6. There shall be a building line from the street boundary as shown in the layout plan and no building other than a boundary wall or fence of a height not greater than 1.5 mts. from the ground level of the street, shall be created in the space between the street boundary and the building line.

7. Only detached houses shall be permitted in the area.

8. Every dwelling house shall be provided with adequate means for the effectual drainage of storm water salvage and sewage for the premises and sufficient and suitable sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary convenience shall be in accordance with such conditions and design as specified by the Health Officer.

9. All sewage water shall be disposed off in such a way as to prevent it from running into, or stagnating on adjacent street, but may be used for watering the gardens or allowed to flow freely into drains or channels after it had been previously treated sanitarily in any manner required by the Health Officer.

10. Except to the extent necessary for the excavation of foundations, leveling or slopping of ground, earth shall not be removed from any site so as to create hollows of borrow pits therein.

11. The space set apart for streets and communal and recreational purposes shall be transferred to the Authority or any Local Authority designated by it, free of cost through a gift deed.

12. The building construction shall be subject to the Development Regulations of the Master Plan for Chennai Metropolitan Area.

13. Developments in the area reserved for the following used as indicated in the plan approved above and be regulated as per the Development Regulations.

i.	Residential Plots	: Primary Residential Use Zone
ii.	Park/Play Ground	: Open Space & Recreational Use Zone
iii.	Public Purpose	: Institutional Use Zone.

14. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.

p

15. The area earmarked for public purpose, (iv Post and Telegraph Office, Police Station, etc.) would remain reserved for a specific period of one year from the date of approval to enable the government department concerned to negotiate with the owner and acquire the reserved land if required for them. The cost of the plot should not be more than guideline value. If the promoter adds proportionate development cost on the price of the public purpose plot, the same should be approved by CMDA. After the said period of one year and if none of the agencies purchase the reserved land full/part, the layout owner/ Developer is free to dispose of the site reserved for public purpose to anybody for residential use only.

16. Sign board to be erected at this site.

(--Sd--)
For MEMBER-SECRETARY

(True Copy)

COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.

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

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.