Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

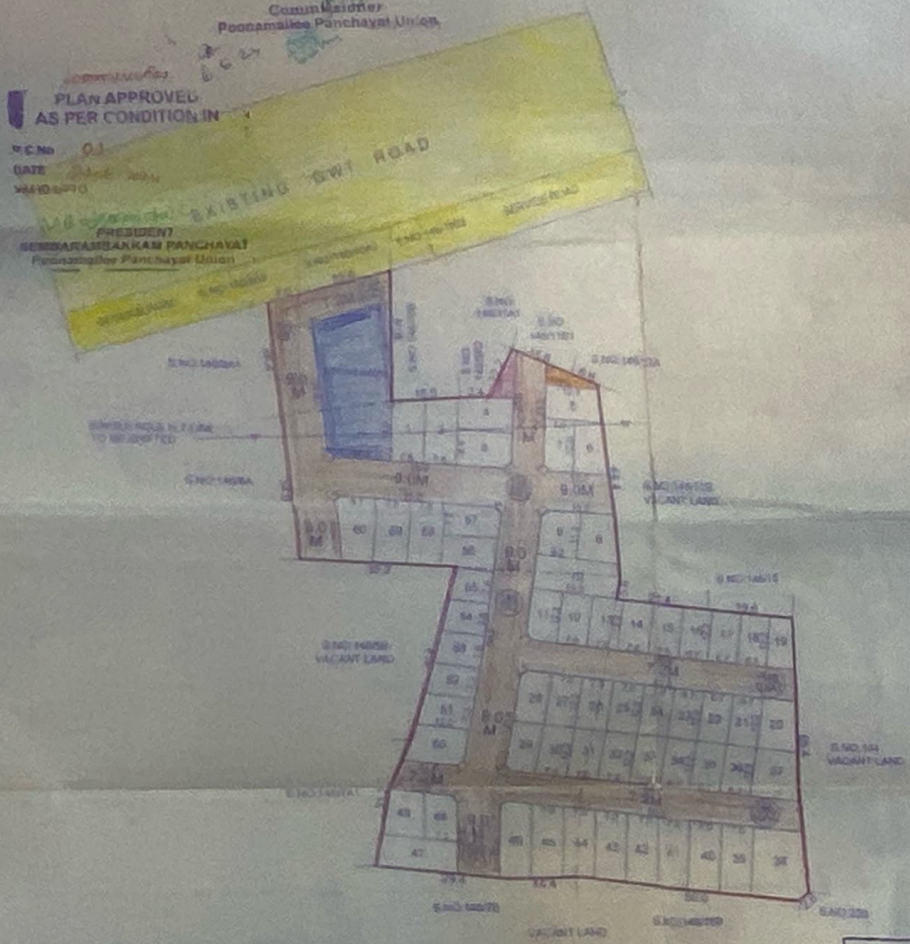
hello@verified.realestate
+91 9996 12 9996
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Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

PLAN APPROVED
AS PER CONDITION IN
T.C.No 01
DATE
VALID UPTO

PRESIDENT
SEMBARAMBAKKAM PANCHAYAT
Poonamallee Panchayat Union



FILE NO.LAYOUT/4930/2024

TOTAL EXTENT (AS PER PATTA)	:	9619 SQ.M
ROAD AREA	:	3295 SQ.M
PUBLIC PURPOSE AREA (1%)	:	70 SQ.M
P.P.-1 HANDED OVER TO THE LOCAL BODY 63% AREA	:	
P.P.-2 HANDED OVER TO THE TANGEDCO 0.5% AREA	:	
NO. OF PLOTS	:	60 Nos.
COMMERCIAL SITE	:	1 No.

NOTE
1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA - 1
   PUBLIC PURPOSE AREA - 2
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2591/2024, DATED 04.04.2024, SRO POONAMALLEE

CONDITIONS
(i) TNCDBR, 2019, RULE 19(2.4)(i)(j)
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.
(ii) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.
MINIMUM SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE CARRYING UP DEVELOPMENT.

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)
- COMMERCIAL

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8048 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

OWNERS SIGNATURE

I. ARIVAZHAGAN RAJ, D.C.E., B.Tech.
Registered Engineer Grade-III
DTCP Registration No. TN/RE/GR-III/2019/0017
CMDA Regn. No. RE/GR-III/2019/0107
OF: RAJ & ASSOCIATES
239/A, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 26246037, Mobile: 9789979015

LICENSED SURVEYOR

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

Planning Permit No. 15808 Dated: 24.4.2024
PPD
LO No: 86
2024
APPROVED
VIDE LETTER No: Lay-out-I/0505/2023
DATED

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 146/7A2, 7A3, 8B1, 9B, 10A1, 16A1 & 146 / 16A2 OF CHEMBARAMBAKKAM VILLAGE.

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

This offi- Rc no 1365/2024/13
Approved by Panchayat Union and forwarded to
Village Panchayat for Final approval

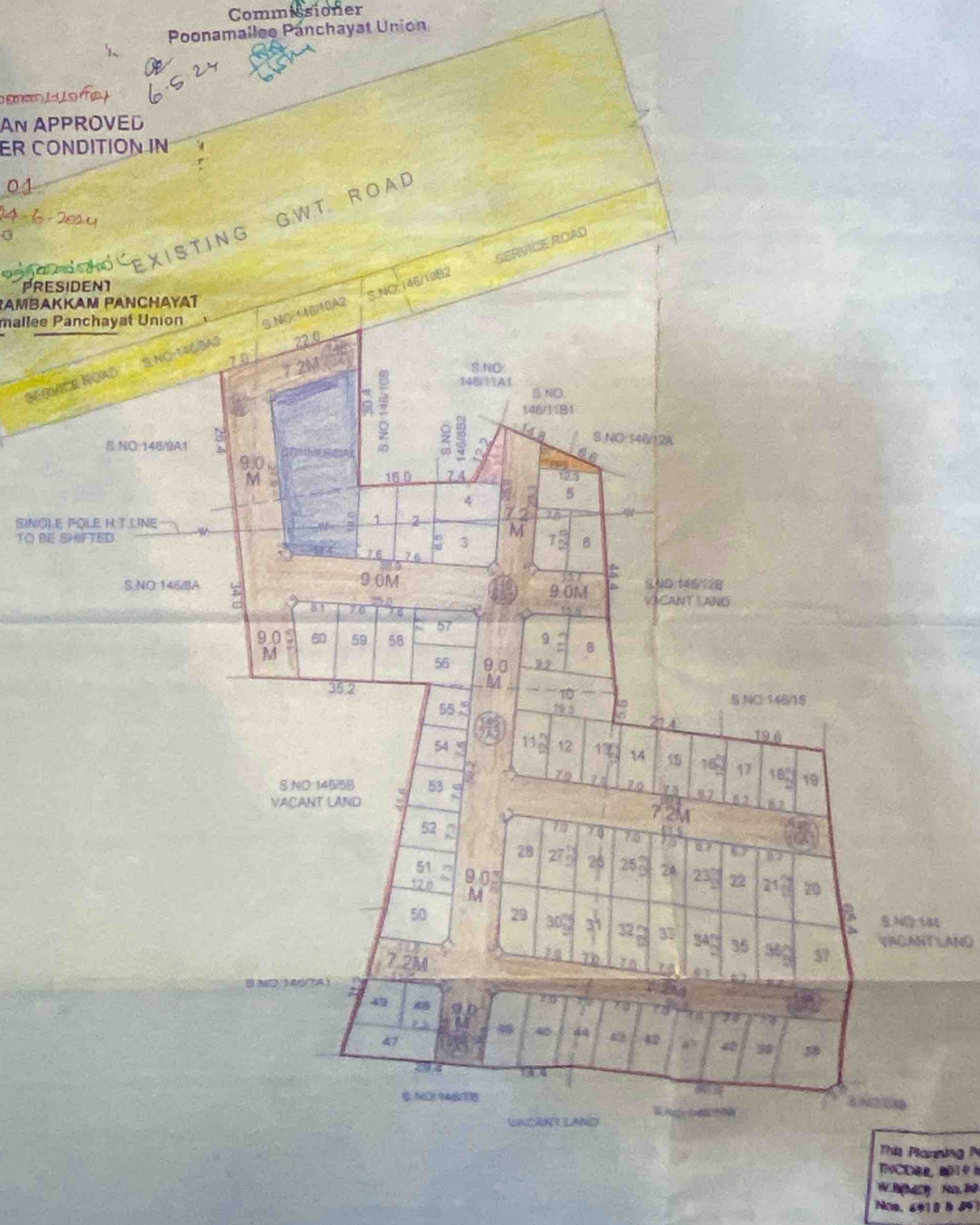
Commissioner
Poonamallee Panchayat Union

6.5.24

PLAN APPROVED
AS PER CONDITION IN

R.C.No 01
DATE 24-6-2024
VALID UPTO

PRESIDENT
SEMBARAMBAKKAM PANCHAYAT
Poonamallee Panchayat Union



FILE NO.LAYOUT-1/0303/2023

TOTAL EXTENT (AS PER PATTA)	:	9619 SQ.M
ROAD AREA	:	3295 SQ.M
PUBLIC PURPOSE AREA (1%)	:	70 SQ.M
P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA-35.0 SQM		
P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA -35.0 SQ.M		
NO. OF PLOTS	:	60 Nos.
COMMERCIAL SITE	:	1 No.

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NOTE

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA - 1
   PUBLIC PURPOSE AREA - 2

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2251/2024, DATED 04.04.2024 SRO POONAMALLEE

CONDITIONS:

(i) THE CMDA 2019, RULE NO.57(13)

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 TAMILNADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT

(ii) THE APPLICANT IS REQUIRING FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

NECESSARY SPACE FOR BIOLOGICAL LOG PARK HAS BEEN LEFT FOR THE PURPOSE WHILE FRAMING OF DEMARCATIONS

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)
- COMMERCIAL

S Janaki

OWNERS SIGNATURE

I. ARIVAZHAGAN RAJ, D.C.E., B.Tech
Registered Engineer Grade-III
DTCP Registration No. TVL/RE/GR-III/2019/00001
CMDA Reg. Section No. RE/GR-III/1804/07
Off. RAJ ASSOCIATES
23B/5, Rattan (1st), J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101
Ph: 044 - 26140857 Mobile 7395

LICENSED SURVEYOR

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

Planning Permit No. 15808 Dated: 24.4.2024

P.P.D / L.O No: 86/2024

APPROVED

VIDE LETTER No: Layout-1/0303/2023

DATED :

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

CMDA

This Planning Permission issued under New Rule ENDEAVOUR, 2019 is subject to final outcome of the W.P.(MD) No.8949 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

NION

10A1, 16A1 & 146 / 16A2

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
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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.