

RERA Document

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

உள்ளடக்கி மன்றப் படி

TOTAL EXTENT (AS PER PATTA) : 6250 SQ.M
 ROAD AREA : 1848 SQ.M
 PUBLIC PURPOSE PROVIDED : 47 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 22.0 SQ.M)
 (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 25.0 SQ.M)
 NO.OF.PLOTS : 39 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

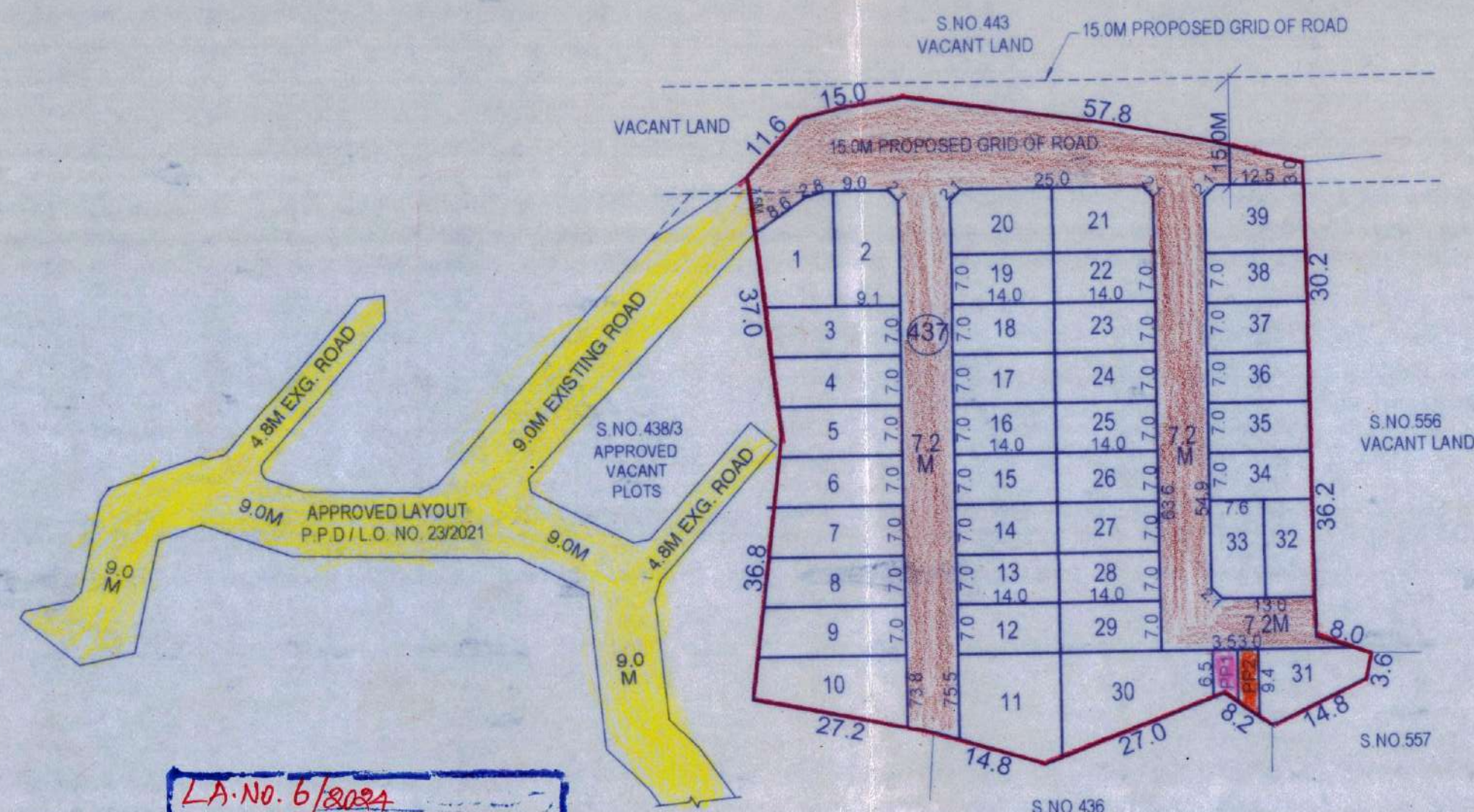
ROAD AREA	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 1829/2024, DATED: 07.02.2024 @ SRO KUNDRATHUR.
PUBLIC PURPOSE AREA-1	
PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)	

CONDITIONS:

- (I) TNCDBR 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.
 - (II) 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)



LA.No. 6/2024
 D. Dis No. 404/2024
 Dated: 17/10/2024
APPROVED
 Subject to the conditions laid down in the proceedings enclosed
COMMISSIONER
 Kundrathur Municipality
 Chennai - 600 069

நிபந்தனை

கடைபிடிக்க வேண்டிய நடைமுறைகளில் தவறுகள் நிகழ்ந்திருக்கின்றன என்றோ அல்லது தவறான தகவல்கள் அளிக்கப்பட்டன, உண்மைகளைத் தெரிந்துக் கூறியமை, ஏமாற்றியமை மற்றும் இவை போன்ற பிறகாரணங்களினால் ஒப்புதல் அளிக்கப்பட்டிருக்கிறது என்றோ உணர்ந்தால் வழங்கப்பட்ட அனுமதியை முற்றிலும் நீக்கலோ அல்லது மாற்றி அமைக்கலோ ஆணையாளருக்கு முழு அதிகாரம் உண்டு என்ற நிபந்தனையுடன் ஒப்புதல் அளிக்கப்பட்டது.

ஆணையாளர்
 குன்றத்தூர் நகராட்சி

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.

V. Vijaya Kumar
 V. Elango
 W. Hathy
 W. R. S. S. S.

OWNER'S SIGNATURE

EKAMBARAM.N
 CMDA Regd. No. RE/GR-III/2023/05/383
 G.C.C. No. RE307092022
 No. 87, Sreevathsan's Enclave,
 Rajan Nagar Main Road,
 Kolathur, Chennai - 600 099.
 Cell: 9171609007
 Email: shreekapiladesigns@gmail.com

LICENSED SURVEYOR

CONDITIONS:

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

Planning Permit No. 15753 Dated: 16/02/2024

P.P.D
 L.O

No: 31
 2024

APPROVED

VIDE LETTER No: layout-1/0331/2024

DATED :

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

KUNDRATHUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No. 437 OF KUNDRATHUR-'B' 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.

