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

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15902 Date of Permit 23/08/2024

PPD No. 184 / 2024
L.O

File No. Layout-1/0038/2024

Name of Applicant with Address M/s. Aditya Estates & Builders rep. by Tmt. R.M. Rajeshwari No. 13/3, Duraisamy Reddy Street, West Tambaram Chennai. 600045.

Date of Application 13.2.2024

Nature of Development : Layout/~~Sub-division of Land~~/Building construction/
~~Charge in use of Land~~/Building

Site Address Proposed Layingout of Rowsites for the property comprised in S.No. 347/2B of Perungalathur village

Division No. Tambaram Taluk, Chengalpattu District, Tambaram Corporation limits

Development Charge paid Rs. 30,000/- Challan No. CMDA/PP/Ch/14671/2024 Date 23.7.2024

PERMISSION is granted to the layout/~~sub-division of land~~/building ~~construction~~/change ~~in use of land~~/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules, Planning permit will not be renewed.

27/8/24

For MEMBER SECRETARY

22/8/24

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. 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.

//Forwarded//

DT - 22/07/2025

SRN-55817

Approval NO - 009/25/A/05

for COMMISSIONER
Tambaram City
Municipal Corporation

Proceedings of the Commissioner of
TAMBARAM CITY MUNICIPAL CORPORATION

PRESENT: S BALACHANDER IAS

SRN-009/CP/25-26/0055817

D.Dis.No..884/2024/F1-24 **Dated : 22-Jul-2025**

Approval No- 009/25/4/05

Sub: TOWN PLANNING - TAMBARAM CITY MUNICIPAL CORPORATION

S.No 347/2B of
PERUNKALATHUR Village -
Approved - Regarding.

ORDER

Permission is hereby granted to M/sAdithya Estates and Builders to Layout of S.No. 347/2B of PERUNKALATHUR Village Into 34 plots subject to the following condition. The approved plans are sent herewith.

The Layout of plot should be in accordance with the approved plan.

Encl: Approved Plan
To
M/sAdithya Estates and Builders
1, SRS NAGAR, SRS Nagar,
Perungalathur

for Commissioner,
TAMBARAM CITY MUNICIPAL
CORPORATION

CONDITIONS

S.No.	Condition Name
1	1
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) 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 or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fradulent manner

FILE NO.LAYOUT-I/0038/2024

LAYOUT / ~~SUBDIVISION~~
APPROVED
SUBJECT TO THE CONDITIONS IN THIS OFFICE LETTER NO:
SRN- 55817 Dt-22/7/2015
Approval No- 009/2015/A/105
for Commissioner
Tambaram City Municipal Corporation



TOTAL EXTENT (AS PER DOCUMENT)	:	4897 SQ.M
ROAD AREA	:	1399 SQ.M
PUBLIC PURPOSE AREA (1%)	:	35 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 17.0 SQ.M.) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 18.0 SQ.M.)		
TOTAL NO. OF PLOTS	:	34 Nos.

உள்ளாட்சி மன்றம்

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 (RESERVED FOR TANGEDCO)
WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 7084/2024, DATED: 14.08.2024, @ SRO PADAPPAI.

CONDITIONS:
(I) 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.

(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)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8748 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For ADITHYA ESTATES & BUILDERS
R.M. Rajesh
PARTNERS
OWNER'S SIGNATURE

E. RAVIKUMAR, B.E.,
CMDA- RE/GR-II/2023/03/269
3/8 Natarajan Salai,
Thirumalai Nagar, Ramapuram,
Chennai - 600 089
Cell No: 9790970498
Email:ravikumarcivil94@gmail.com
LICENSED SURVEYOR

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

Planning Permit No. 15902 Dated: 23.08.2024
P.P.D L.O No: 184/2024.
APPROVED
VIDE LETTER No.: Layout-I/0038/2024
DATED :
27/8/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN S.No:347/2B OF PERUNGALATHUR VILLAGE.

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

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.