

# RERA Document

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

திருவெங்கட நகராட்சி  
ந.க. எண்: 3344/2024/F1 நான்: 18.09.2024

கித்தலன் கிணைக்கப்பட்டான் வறையலகன்  
நகராட்சி நிபந்தனைக்குட்பட்டு மனைப்பிடி அனுமதி  
வழங்கப்படுகிறது.

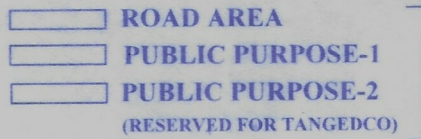
திருவெங்கட நகராட்சி  
அனுமதி  
18.09.2024

VERIFIED AND FOUND CORRECT

TOWN PLANNING INSPECTOR  
THIRUVERKADU MUNICIPALITYCity Planner  
Thiruverkadu Municipality

SITE EXTENT (AS PER DOCUMENT) : 3907 SQ.M  
ROAD AREA : 885 SQ.M  
PUBLIC PURPOSE PROVIDED (1%) : 32 SQ.M  
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 16.0 Sq.m  
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 16.0 Sq.m  
No. OF PLOTS : 21 Nos

## NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. 
  - ROAD AREA
  - PUBLIC PURPOSE-1
  - PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED  
DOC.NO: 25363/2023, DATED: 29.12.2023 @ SRO, KUNDRATHUR.

உள்ளாட்சி மன்றப் படி

## CONDITIONS:

(I) TNCDBR-2019, RULE NO: 47 (11)

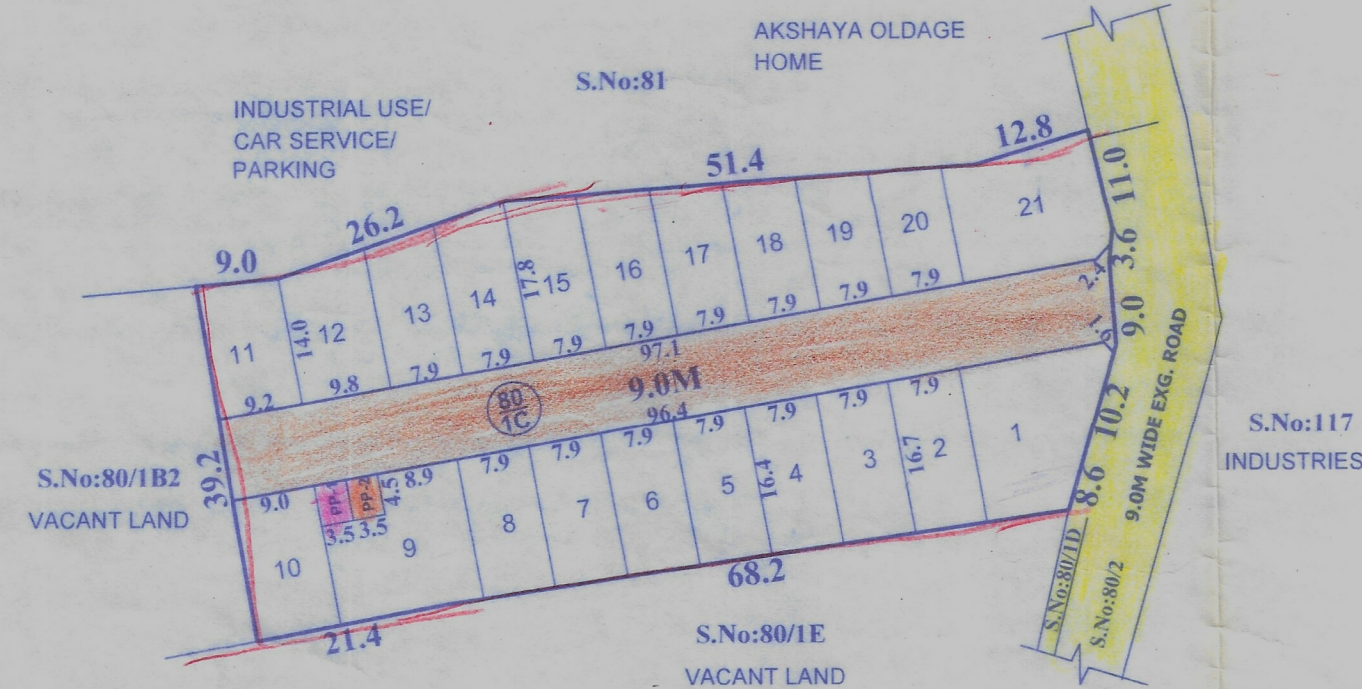
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(II) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE &amp; DIMENSIONS OF THE SITE UNDER REFERENCE.

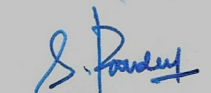
© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

## 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)



OWNER SIGNATURE

  
S. POOVENDRAN, B.E., (Civil)  
Registered Engineer Grade - II  
CMDA Reg. No. RE/GR-II/2021/111/175  
No. 31771, Mount Battern Street,  
Mettukuppam, Chennai - 600 097.  
E-mail: poovendran1993@gmail.com  
Mobile: +91-73738 76844

LICENSED SURVEYOR

## CONDITIONS:

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

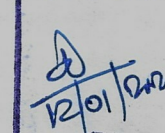
Planning Permit No. 15 729 Dated: 10.01.2024

P.P.D  
L.ONo: 07  
2024

APPROVED

VIDE LETTER No.: Layout-1/0268/2023

DATED



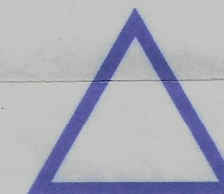
For Member Secretary  
Chennai Metropolitan Development Authority  
Chennai-600 008.

THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No. 80/1C (Old S.No.49pt & 50pt)  
OF NOOMBAL VILLAGE.

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

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.



# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

