Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

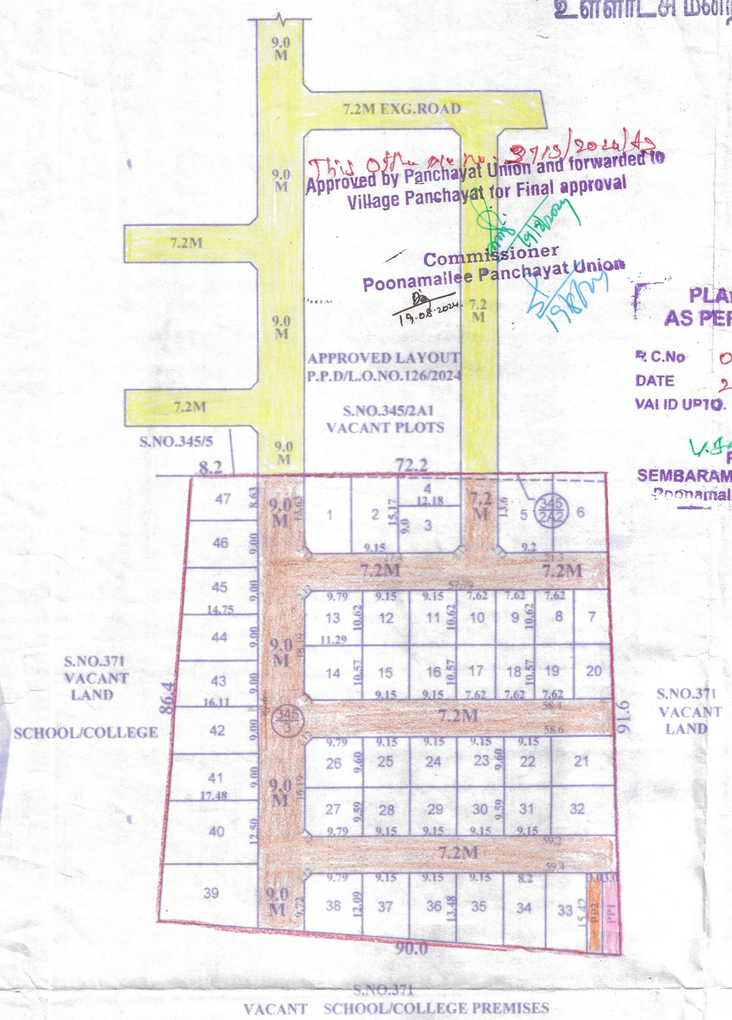
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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# உள்ளாட்சி மன்றப் படி

FILE NO.L1/0182/2024




This Office dc. No. 2713/2024/43
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union
19.08.2024

PLAN APPROVED AS PER CONDITION IN
R.C.No 06/2024
DATE 20/8/2024
VALID UPTO.

PRESIDENT
SEMBARAMBAKKAM PANCHAYAT
Poonamallee Panchayat Union

| | | |
|---|---|---|
| **SITE EXTENT** (AS PER DOCUMENT) | : | **7618 SQ.M** |
| **ROAD AREA** | : | **2207 SQ.M** |
| **PUBLIC PURPOSE AREA (1%)** | : | **98 SQ.M** |
| (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 51.0 SQ.M ) | | |
| (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 47.0 SQ.M ) | | |
| **NO.OF.PLOTS** | : | **47 Nos.** |

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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. 8807/2024, DATED: 02.08.2024, @ SRO SRIPERUMBUDUR.

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

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)

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

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.

For ESSARAR ENTERPRISES
Rep By AGR INFRABUILD PRIVATE LIMITED
Authorised Signatory
OWNER'S SIGNATURE

S. MOHAN, M.E (Structural Engg.)
REGD. STRUCT. ENGG GR- I CMDA
Registration No. SE/ GR-I / 2022/ 07/ 331
Contact : 9003893683
CHENNAI.
LICENSED SURVEYOR

Planning Permit No. 15891 Dated: 7.8.2024
P.P.D / L.O No: 174/2024
APPROVED
VIDE LETTER No.: Layout-I/0182/2024
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

# POONAMALLEE PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.Nos.:345/2A2 AND 345/3 OF PALANJUR VILLAGE. ( CHEMBARAMBAKKAM (MEVALUR KUPPAM -B ) VILLAGE AS PER PATTA)

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

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# 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

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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.