Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Canara Bank ..... Park Town ..... Branch. Date : 22/10/25

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **0976201031966**

Chennai Corporation - Zone No. ..... Zone - 15 .....

Applicant Name & Address M/s Shoreline Development LTD and others
No: 75, Century Centre, JTK Road,
Alwarpet, Chennai - 600018.

Mobile No. .....

Ref. No./PPA No. ..... BO 1543435 .....

Site Address SDLWP0015/0101/2023
S.No: 187/4B1, 191/2 195/1 C.V. Raman Salai, Uthandi - 97

Remittance Particulars	Amount (₹)	
Development Charges	50000/-	-
Regularisation Charges	1218000/-	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	1268000/-	-

Amount (in words) : ₹. Twelve Lakh Sixty Eight Thousand only -

Official of Corporation of Chennai

Signature of Applicant

Bank Official

Please fill in the Particulars						
Notes	₹.	P.	Name of the Bank & Branch	D.D.No & Date	₹.	P.
500 x		-	Axis Bank	136603	1268000/-	-
200 x		-	Chennai	23/10/25		-
100 x		-				-
50 x		-				-
20 x		-				-
10 x		-				-
5 x		-				-
TOTAL			**TOTAL**		1268000/-	

www.cmdachennai.gov.in

Other Charges for Cash Remittance	₹.	P.
Cash handling charges		-
Remittance Charges		-
Total		-

PAN No. | | | | | | | | | | |

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN15/01019/2023	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N197	25/10/2025	14/12/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		1.MS.SHORELINE DEVELOPMENT LTD REP BY ITS MANAGING DIRECTOR MR.RAJKUMAR SETHUPATHY AND 4 OTHERS-NO.75, CENTURY CENTRE, TTK ROAD, ALWARPET, CHENNAI-600 118	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:S.NO.187/4B1,4A,3,194/2,Plot No:S.NO.195/1,2,3,4, Survey No:210/1,2B,3,204 PT,194/1,187/5, SAR C.V.RAMAN SALAI,UTHANDI(N197),UTHANDI(N197),Uthandi, CHENNAI, 600119	
CMDA Development Charges		50000	
Regularisation Charges - Land		1218000	
மொத்தக் கட்டணம்/Total (In Rs.)		1268000	

Amount (in words): Rupees Twelve Lakhs Sixty Eight Thousands Only

C.M.D.A. DD Details : DD Number: 136603 Amount: 1268000 Rs. Date:23/10/2025 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

25.10.25

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

25/10/25

25/10/25

நிபந்தனைகள்
குறிப்பு

(அ) தமிழ் நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம் 1971 (1972 ன் 35 வது சட்டம் பிரிவு (3) 9 சியின்படி சென்னை பெருநகர் வளர்ச்சி குழுமத்தால் அளிக்கப்பட்ட அதிகாரத்திற்கு உட்பட்டு திட்ட அனுமதி அளிக்கப்படுகிறது.

தமிழ் நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம் 1971 (1972 ன் 35 வது சட்டம்) 1974 ஆம் ஆண்டு திருத்தப்பட்ட சட்டம் 22 ன் படி பிரிவு 49 உட் பிரிவு (1) பிரிவு 54ன் படி திட்ட குழுமத்தின் முடிவில் அல்லது அனுமதியில் பாதிக்கப்பட்டிருப்பின் தமிழ்நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம் 1971 (1972) ன் 35 வது சட்டம் 1974 ஆம் ஆண்டு திருத்தப்பட்ட சட்டம் 22 ன் படி அரசுக்கு இரண்டு மாத கால அவகாசத்திற்குள் மேல்முறையீடு செய்யலாம்.

(இ) மனுதாரர் தனது மனுவில் கொடுத்த தவறான தகவல், தவறான முறையீடுகள் உண்மைக்குப் புறம்பான குறைபாடு மற்றும் நடைமுறை வழக்கத்திற்கு மாறான முறைகள், மோசடியான வழிமுறை ஆகியவற்றின் போில் அளிக்கப்பட்ட திட்ட அனுமதியை மாற்றவோ, முழுமையாக திரும்பப் பெறவோ, சென்னை பெருநகர் வளர்ச்சிக் குழும உறுப்பினர் செயலருக்கு உரிமை உண்டு.

(ஈ) பெருநகர சென்னை மாநகராட்சியால் சட்ட பூர்வமாக திட்ட அனுமதி கட்டிட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பெயரில் நில உரிமையை உறுதிபடுத்தவில்லை. திட்ட அனுமதி அளிப்பதற்கு முன்பு, விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் (கிரையத்திரம் குத்தகை பத்திரம், பட்டா, தானப்பத்திரம், பொது அதிகார பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிபார்க்கப்படுகிறது. அதன் மூலம் முதற்கட்டமாக விண்ணப்பதாரருக்கு வளர்ச்சி செய்ய உரிமை உள்ளதா என்று மட்டும் பார்க்கப்படுகிறது.

(உ) சொத்தினை வாங்க விரும்பும் எந்த நபரும், விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிப்படுத்திக் கொள்ள வேண்டும். மேலும், அதன்மேல் வேறு யாரும் தனி நபர் உரிமை கோரினால் அவர்கள் அதனை பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய பெருநகர சென்னை மாநகராட்சி பொருத்தமான அமைப்பு இல்லை.

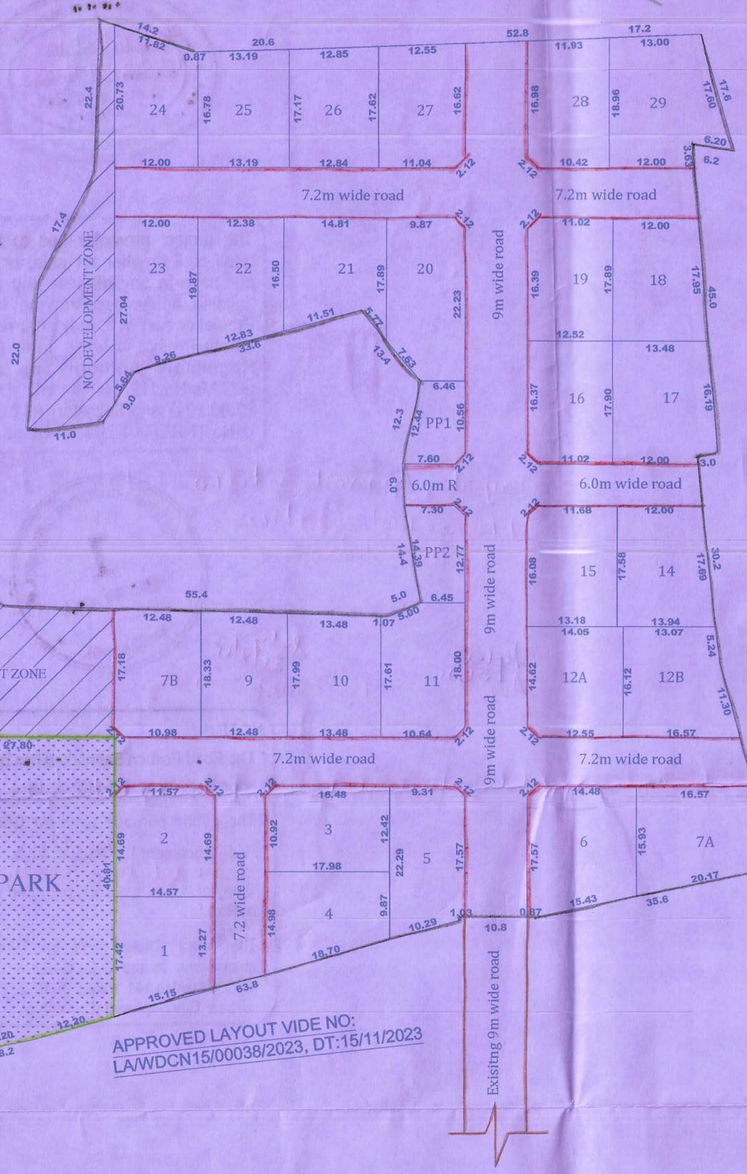
Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

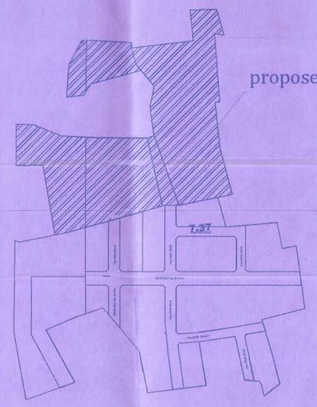
Receipt No:	**2025-26/HQ/1576942**	**Receipt Date: 25-10-2025**	
Name:	MS.SHORELINE DEVELOPMENT LTD AND OTHERS		
Address:	NO.75, CENTURY CENTRE, TTK ROAD, ALWARPET, CHENNAI-600 118		
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN15/01019/2023	
	Paid By:	MS.SHORELINE DEVELOPMENT LTD AND OTHERS	

Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	20000.00
Total:	**20,000.00**
Amount (in words): Rupees Twenty Thousands Only	
Amount collected via ECS Payment from ECS/NEFT/RTGS with Transaction number : 774049, Transaction Date : 23-10-2025	

This is the Computer Generated Receipt Siganture and Seal is not required



APPROVED LAYOUT VIDE NO:
LA/WDCN15/00038/2023, DT:15/11/2023



KEYPLAN - NTS

LAYOUT SKETCH SHOWING THE RESIDENTIAL PLOTS IN SURVEY NUMBERS 187/3, 187/4A, 187/4B1,187/5, 194/1, 194/2, 195/1, 195/2,195/3, 195/4, 210/1, 210/2B, 210/3, 204pt OF UTHANDI VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT. GREATER CHENNAI CORPORATION.

DIVISION – 197 ZONE – 15

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

PARTICULARS	AREA in sq.m
SITE AREA	12175.83
ROAD AREA	2698.86
NO DEVELOPMENT	1437.13
PARK	1043.13
PP1	92.65
PP2	107.15
PLOTTABLE	6796.91

PLOT NO	AREA in sq.m	PLOT NO	AREA in sq.m
1	223.54	16	223.04
2	233.59	17	250.21
3	222.22	18	227.87
4	223.46	19	222.83
5	223.00	20	254.36
6	279.90	21	224.60
7A	255.37	22	225.13
7B	229.75	23	264.00
9	226.57	24	223.20
10	239.89	25	223.90
11	229.16	26	223.13
12A	225.45	27	222.89
12B	234.50	28	222.10
14	228.09	29	284.51
15	230.66	TOTAL	6796.91

POWER AGENT / OWNER:

For Southern Resorts And Motels Private Limited
Managing Director

For Shoreline Development Limited
Managing Director

For Rajkumar Theatres Private Limited
N. Pooja Priyanka
Authorized Signatory

Authorized Signatory

REGISTERED ARCHITECT:

Ar. BHAKYASRI. S
Registered Architect RA002852021
Greater Chennai Corporation
B1, Anna University Staff Quarters, South Gate,
Gandhi Mandapam Road, Kottur, Chennai-600 025.
Mobile: 9042911631

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDCN15/000019/2023
(மனைப்பிரிவு)

நாள் 25/10/2025 வார்டு 197

ஒப்பளிக்கப்பட்டது

உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 04/12/2023
N15/000019/2023
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approved vide No
LA/WDCN15/000271/2025
Dt: 25/11/2025

பெருநகர சென்னை மாநகராட்சி
1
மண்டலம்
பணித்துறை

AEE

For Commissioner

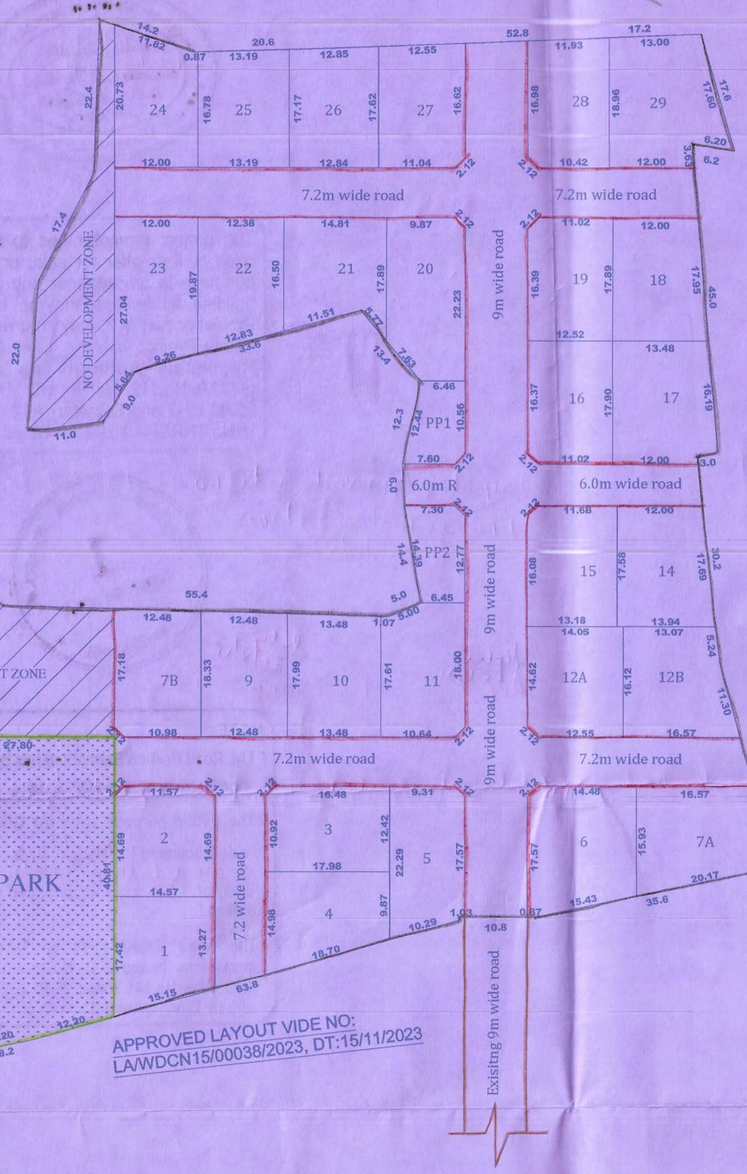
NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No. 6105/2025 dated 21.06.2025

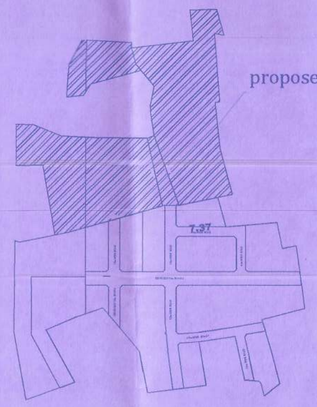
2 The public purpose Land for GCC has been Gifted vide Document No. 6105/2025 dated 21.06.2025
& OSR vide D.No. 9380/2025 dt: 24.09.2025

3 Splay of 1.5 m x 1.5 m provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.



APPROVED LAYOUT VIDE NO:
LA/WDCN15/00038/2023, DT:15/11/2023



KEYPLAN - NTS

LAYOUT SKETCH SHOWING THE RESIDENTIAL PLOTS IN SURVEY NUMBERS 187/3, 187/4A, 187/4B1,187/5, 194/1, 194/2, 195/1, 195/2,195/3, 195/4, 210/1, 210/2B, 210/3, 204pt OF UTHANDI VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT. GREATER CHENNAI CORPORATION.

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Registered Architect RA002852021
Greater Chennai Corporation
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Mobile: 9042911631

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDCN15/000019/2023
(மனைப்பிரிவு)

நாள் 25/10/2025 வார்டு 197

ஒப்பளிக்கப்பட்டது

உ.செ.பொ.

ஆணையருக்காக

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நாள் 04/12/2023
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பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

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Layout Approved vide No
LA/WDCN15/000271/2025
Dt: 25/11/2025

பெருநகர சென்னை மாநகராட்சி
1
மண்டலம்
பணித்துறை

AEE

For Commissioner

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No. 6105/2025 dated 21.06.2025

2 The public purpose Land for GCC has been Gifted vide Document No. 6105/2025 dated 21.06.2025
& OSR vide D.No. 9380/2025 dt: 24.09.2025

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File No: TNRERA/PLF/9561/2025

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/29/LO/0073/2026 dated 07.01.2026

Project Name: TRANQUIL PHASE 4

Project Details & Address:

Registration for layout of house sites with 29 Plots Comprised in S.No.187/3,187/4A, 187/4B1, 187/5, 194/1, 194/2, 195/1, 195/2, 195/3, 195/4, 210/1, 210/2B, 210/3 & 204pt, of Uthandi Village, Sholinganallur Taluk, Chennai District. The Greater Chennai Corporation approved the Layout No.SD/WDCN15/01019/2023 dated 25/10/2025.

Applicant:

1) M/s.SHORELINE DEVELOPMENT LIMITED
No.27, 4th Main Road, raja annamalaipuram,
Chennai District - 600028

2) M/s.SOUTHERN RESORTS AND MOTELS PRIVATE LIMITED
No.27, 4th Main Road, raja annamalaipuram,
Chennai District - 600028

3) M/s.RAJKUMAR THEATRES PRIVATE LIMITED
No.27, 4th Main Road, raja annamalaipuram,
Chennai District - 600028

4) CHANDRAN
EN 2/116, (C) KHUTHUBI COMPLEX, 1ST AVENUE 4TH STREET,
VETTUVANAKENI,
INJAMBAKKAM,
Kancheepuram District - 600115

5) PREETHA
No.27, Chellammal Street, Shenoy Nagar,
Chennai District - 600030

6) M/s.G SQUARE REALTORS PRIVATE LIMITED
No.75, CENTURY CENTER, TTK ROAD, ALWARPET,
Chennai District - 600018

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in ‘Annexure A’ of Rule 9;

II.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

III.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

IV.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

V.The road land has already been gifted to the concerned local body. Therefore the compound wall put across the roads has to be removed by the promoter (or) the concerned local body at promoter's cost.

VI.This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated:07.01.2026
Place: Chennai

Digitally Signed by
Additional Director-II, TNRERA

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Canara Bank ..... Branch. Date : .....

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **0976201031966**

Chennai Corporation - Zone No. .....

Applicant Name & Address SHORELINE DEVELOPMENT LTD & OTHERS 9444439001

Mobile No.

Ref. No./PPA No. S.D./CMDA/N.15/00664/2023

Site Address S.No. 203/7 & others
Othandi Village
Sholinganallur Taluk

Remittance Particulars	Amount (₹)	
Development Charges	65,000	-
Regularisation Charges	16,10,000	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges		-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	16,75,000	-

Amount (in words) : ₹. Sixteen lakhs seventy five Thousand Rs only

09/11/23

Official of Corporation of Chennai ★ Signature of Applicant

09 NOV 2023

Bank Official

Please fill in the Particulars						
Notes	₹.	P.	Name of the Bank & Branch	D.D.No & Date	₹.	P.
2000 x		-	Axis	131403		-
500 x		-		08/11/2023		-
200 x		-				-
100 x		-				-
50 x		-				-
20 x		-				-
10 x		-				-
5 x		-				-
TOTAL		-	**TOTAL**			-

www.cmdachennai.gov.in

Other Charges for Cash Remittance	₹.	P.
Cash handling charges		-
Remittance Charges		-
Total		-

PAN No. | | | | | | | | | | |

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2023-24/HQ/1281168**	**Receipt Date: 15-11-2023**
Name:	MS.SHORELINE DEVELOPMENT LTD AND OTHERS	
Address:	75, CENTURY CENTRE, TTK ROAD, ALWARPET, CHENNAI-600 018	
Payment Details:	Description: Fee Collection : Plan Submission Number -SD/WDCN15/00664/2023 Paid By: MS.SHORELINE DEVELOPMENT LTD AND OTHERS	

Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	25000.00
Total:	**25,000.00**
Amount (in words): Rupees Twenty Five Thousands Only	
Demand Draft # 131404 Drawn on AXIS BANK LTD., Chennai Dated 08-11-2023	

This is the Computer Generated Receipt Siganture and Seal is not required

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN15/00664/2023	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N197	15/11/2023	16/08/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.SHORELINE DEVELOPMENT LTD AND OTHERS-75, CENTURY CENTRE, TTK ROAD, ALWARPET, CHENNAI-600 018	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:203/7,9,204,205,215/1,209/1, SAR C.V.RAMAN SALAI,UTHANDI(N197),UTHANDI(N197),Uthandi, CHENNAI, 600119	
CMDA Development Charges		65000	
Regularisation Charges - Land		1610000	
மொத்தக் கட்டணம்/Total (In Rs.)		1675000	

Amount (in words): Rupees Sixteen Lakhs Seventy Five Thousands Only

C.M.D.A. DD Details : DD Number: 131403 Amount: 1675000 Rs. Date:08/11/2023 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

15/11/23
Assistant Executive Engineer (T.P.)

15/11/23
Executive Engineer (T.P.)

15/11/23

15/11/23

நிபந்தனைகள்

குறிப்பு

(அ) தமிழ் நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம் 1971 (1972 ன் 35 வது சட்டம் பிரிவு (3) 9 சியின்படி சென்னை பெருநகர் வளர்ச்சி குழுமத்தால் அளிக்கப்பட்ட அதிகாரத்திற்கு உட்பட்டு திட்ட அனுமதி அளிக்கப்படுகிறது.

தமிழ் நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம் 1971 (1972 ன் 35 வது சட்டம்) 1974 ஆம் ஆண்டு திருத்தப்பட்ட சட்டம் 22 ன் படி பிரிவு 49 உட் பிரிவு (1) பிரிவு 54ன் படி. திட்ட குழுமத்தின் முடிவில் அல்லது அனுமதியில் பாதிக்கப்பட்டிருப்பின் தமிழ்நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம் 1971 (1972) ன் 35 வது சட்டம் 1974 ஆம் ஆண்டு திருத்தப்பட்ட சட்டம் 22 ன் படி அரசுக்கு இரண்டு மாத கால அவகாசத்திற்குள் மேல்முறையீடு செய்யலாம்.

(இ) மனுதாரர் தனது மனுவில் கொடுத்த தவறான தகவல், தவறான முறைமீடுகள் உண்மைக்குப் புறம்பான குறைபாடு மற்றும் நடைமுறை வழக்கத்திற்கு மாறான முறைகள், மோசடியான வழிமுறை ஆகியவற்றின் போில் அளிக்கப்பட்ட திட்ட அனுமதியை மாற்றவோ, முழுமையாக திரும்பப் பெறவோ, சென்னை பெருநகர் வளர்ச்சிக் குழும உறுப்பினர் செயலருக்கு உரிமை உண்டு.

(ஈ) பெருநகர சென்னை மாநகராட்சியால் சட்ட பூர்வமாக திட்ட அனுமதி கட்டிட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பெயரில் நில உரிமையை உறுதிபடுத்தவில்லை. திட்ட அனுமதி அளிப்பதற்கு முன்பு, விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் (கிரையத்திரம் குத்தகை பத்திரம், பட்டா, தானப்பத்திரம், பொது அதிகார பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிபார்க்கப்படுகிறது. அதன் மூலம் முதற்கட்டமாக விண்ணப்பதாரருக்கு வளர்ச்சி செய்ய உரிமை உள்ளதா என்று மட்டும் பார்க்கப்படுகிறது.

(உ) சொத்தினை வாங்க விரும்பும் எந்த நபரும், விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிப்படுத்திக் கொள்ள வேண்டும். மேலும், அதன்மேல் வேறு யாரும் தனி நபர் உரிமை கோரினால் அவர்கள் அதனை பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய பெருநகர சென்னை மாநகராட்சி பொருத்தமான அமைப்பு இல்லை.

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Demand Advice

From,

Assistant Executive Engineer,
Corporation of Chennai,
Amma Maligai, Ripon Building,
Chennai - 600 003

To,

Thiru/Tmt.MS.SHORELINE
DEVELOPMENT LTD AND OTHERS
75, CENTURY CENTRE, TTK ROAD,
ALWARPET, CHENNAI-600 018

W.D.C.No. SD/WDCN15/00664/2023

Challan Number : N15/2023-24/15221

Date : 06/11/2023

Sir / Madam,

Subject : Application for Layout of Land - layout approval only

Site Address : Block No:-,Plot No:-, Survey No:203/7,9,204,205,215/1,209/1, SAR C.V.RAMAN SALAI,UTHANDI(N197),UTHANDI(N197),Uthandi, CHENNAI, 600119

Your application has been processed and found approved. Hence you are requested to pay the fees mentioned below within 7 days in counter.

SL. No.	Fees Types	Amount in (Rs.)
1	Scrutiny Fees	25000
	Total (Rs.)	25000

For above amount to produce the Demand Draft in favour of Commissioner,Greater Chennai Corporation.

1	CMDA Development Charges	65000
2	Regularisation Charges - Land	1610000
	Total (Rs.)	1675000

For above amount to produce the Demand Draft in favour of The Member Secretary, CMDA.

1.Latest Property Tax receipt.
2.8 copies of corrected plan.

an amount of Rs. 990000/-
towards VLT in Favour of
Revenue Officer, Greater Chennai Corporation

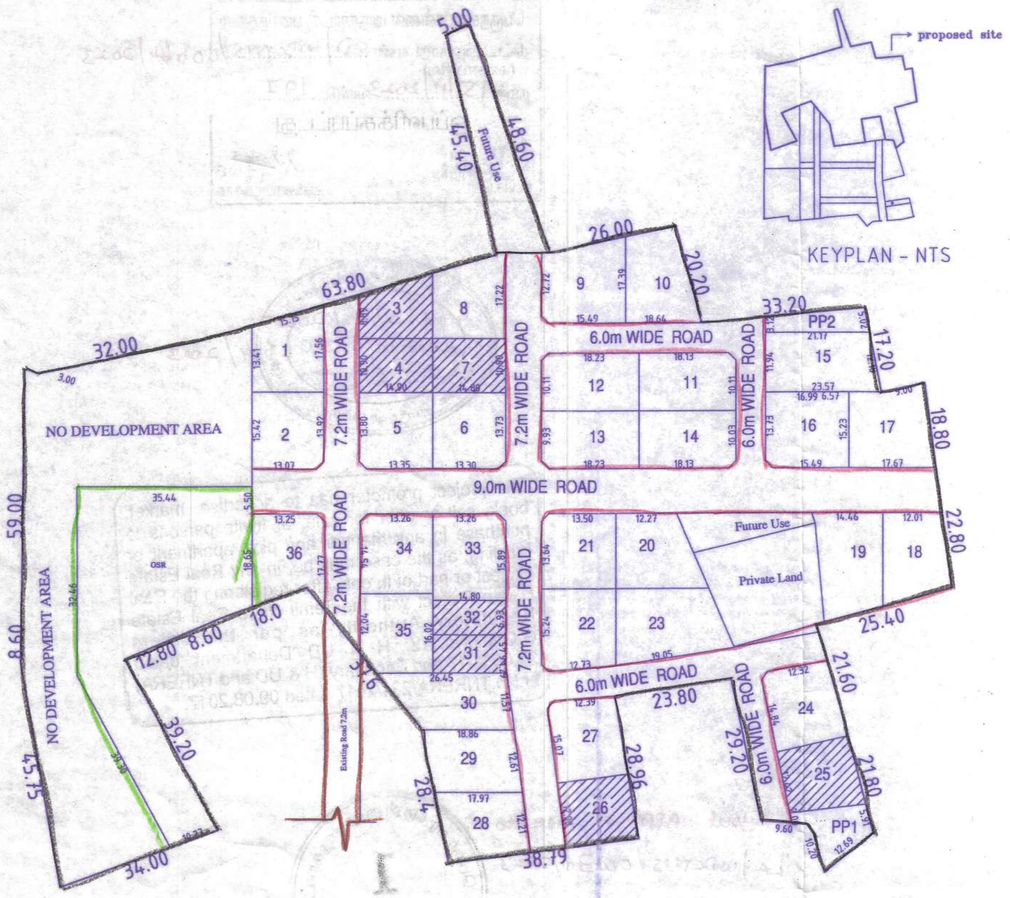
Note: If the payment is made after 30 days, interest will be collected at the rate of 12% per annum for C.M.D.A charges as penalty.

Copy to:
J.E. A.E. Division N197
Through Zonal Officer

6/11/23
Assistant Executive Engineer

This is the Computer Generated Receipt. Signature and Seal is not required.

6/11/23
6/11/23



PARTICULARS	AREA in sq.m
SITE AREA	15674.03
ROAD AREA	3429.57
OSR	1499.45
NO DEVELOPMENT	1976.04
FUTURE USE	512.25
PP1	118.21
PP2	83.66
PLOTTABLE	8054.85

PLOT NO	AREA in sq.m
1	225.56
2	223.51
3	164.11
4	162.38
5	225.84
6	224.29
7	161.27
8	225.83
9	264.89
10	239.17
11	226.69
12	227.88
13	226.40
14	225.22
15	267.14
16	257.64
17	261.71
18	224.16

PLOT NO	AREA in sq.m
19	266.19
20	236.09
21	227.30
22	241.96
23	298.63
24	229.36
25	201.06
26	190.95
27	228.43
28	228.54
29	229.89
30	259.11
31	114.43
32	102.47
33	256.14
34	234.93
35	229.10
36	246.58
TOTAL	8054.85

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

SCALE : 1:300

NOTE:-

01. SPLAY OF 1.5 X 1.5 PROVIDED AT THE INTERSECTION OF ROADS
02. THE ROAD, OSR AND THE PUBLIC PURPOSE PLOT AREA HAS BEEN GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFTED DOC. 12863/2023 DATED 30/09/2023
03. THE DEVELOPER SHALL CARRY OUT THE INFRASTRUCTURE. DEVELOPMENT WORKS LIKE ROAD,DRAINS & STREET LIGHTS AS PER THE STANDARD SPECIFIED BY GREATER CHENNAI CORPORATION.
04. THE MAINTENANCE AND TAKING OVER THE ROAD,DRAIN,AND STREET LIGHT SHALL BE DONE AS SPECIFIED IN THE G.O(MS)NO.141,HOUSING AND URBAN DEVELOPMENT[UD4(1)] DEPARTMENT DATED:16/07/2022
05. THE PROPOSAL IS BASED ON THE REPORT NO.NCSCM/GEO/CRZ/2022/16 OF THE NATIONAL CENTRE FOR SUSTAINABLE COASTAL MANAGEMENT.
06. THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE PLOTS RESERVED FOR EWS PLOTS (PLOT NO 3 ,4, 7, 25 , 26, 31 & 32) ONLY FOR EWS PURPOSE.NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

CONDITIONS:

(I)THE FOLLOWING CONDITIONS MENTIONED BY THE CE,PWD,WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.DB/T5.7219-UTHANDI CILLAGE 8559 / 2023 / DATED 20.10.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT.

1.The applicant's land should be filled with earth filing with proper compaction to the minimum level of +3.000m to protect the site from inundation during floods The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve required degree of compaction for the depth from 1.148m to 1.361m depending upon the existing field levels and the existing applicants land should be raised to a level of (+)2.4m+0.60m = (+)3.00m (i.e) 4.50m below top level of IMU road bridge which is (+)7.500m .Also , the applicants should provide emergency pumping operation for the seepage water, it is proposed to have basement floor as well as dewatering arrangements during flood periods.The all around pavement level within the site should be less than (+) 3.00m . and the regular habitation should not be below MFL.

2.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain/channel, rainwater harvesting. Roads with road side drain and sewerage treatment plant and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from

3.The sewage or any unhygienic drainage (Treated or untreated) should not be let into drain/channel/course at any cost and the debris and other materials should not de dumped into the drain/surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel. There should not be any hindrance to the free flow of internal drain to downstream.

4.The applicant should provide necessary setback distance especially on Western side with the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Pinning. Chennai - 2 vide ROC no.4367/2019 - BA2/dated 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

5.The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government land water body and the same should be maintained as it is in the Revenue records,

6.The permission granted to the applicants, should not be altered/modified/changed to aby others. Based on the records submitted by the applicants, the permission is granted If any documents seem to be fake/manipulated/ fabricated in future the above permission will be cancelled without any correspondence. Hence the applicants are solely responsible of genuinety of the documents submitted.If there is any discrepancy or any other encroachments activities , the application is held responsible in the future.

7.The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned

8.The applicants should abide by the rules and regulation of the WRD from time to time, The applicants should also abide court of law of both State & Central Government from time to

9.The applicat must obtain other necessary clearance from relavant departments such as SEIAA - TN , Tamnilnadu state Pollution Control board, Chennai Metro Water supply and Sewerage board and TNSCZMA / MoEF for CRZ clearance. etc., whichever is found mandatory..

10. If any damage is noticed over the retaining wall / any portion of the existing buckingham canal, it should be set right and restored to the original condition by the applicants at their own cost.Otherwise , WRD will restore the damaged portion and the cost of restoration work would be intimated to the applicants / promoters and the same should be borne by the

11. The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as

12.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD/Government Lands.river . The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

13.The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials/debris/garbages should not de dumped into the channel/river/tank at any cost.

14.The applicant should not object at any time for the maintenance work/improvements work of the tank which are proposed to be carried out by WRD. The applicants should given an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records(FMB) which are proposed to be carried out by WRD, in future periodically.

15.The applicant should not carry out any others cross masonry structures across the channel without prior permission from WRD.

The owner of the document received from the applicants in respect to the ownership is purely of applicants's responsibility and it is only for reference purpose to this department The legal validity of this document should be verified by the Development/Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to

Failing to comply with any of the above conditions. WRD reserves rights to withdraw the Tachnical opinion on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

LAYOUT SKETCH SHOWING THE RESIDENTIAL PLOTS IN SURVEY NUMBERS 203/ 4,6,7,8B,9, 204, 205, 206/1, 2 , 207, 208, 209/1 ,2, 212/1, 2, 3 ,5 , 214/2A & 215/1 OF UTHANDI VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT.

GREATER CHENNAI CORPORATION.

DIVISION - 197

ZONE - 15

POWER AGENT / OWNER:

For Southern Resorts And Motels Private Limited

Authorized Signatory

For Shoreline Development Limited

Managing Director

For Rajkumar Theatres Private Limited

Authorized Signatory

REGISTERED ARCHITECT:

ARBHAKYASRI. S
Registered Architect RA002852021
Greater Chennai Corporation
B1, Anna University Staff Quarters, South Gate,
Gandhi Mandapam Road, Kottur, Chennai-600 025.
Mobile: 9042911631

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் CD/WDC/LA/00664/2023
(மனைபிரிவு)

நாள் 15/11/2023 வார்டு 197

ஓப்பளிக்கப்பட்டது

உ.செ.பொ. ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 16/05/2024
தி.ஆ.எண் CD/LA/00664/2023
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approved vide no
LA/WDC/15/00038/2023
Dt: 15/11/2023

15/11/23
AEE

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

15/11/23
For commissioner

Ar. BHAKYASRI. S
Registered Architect RA00258202
Greater Chennai Corporation
81, Anna University Staff Quarters, South Jafe
Gandhi Mandapam Road, Kottur, Chennai-600 025
Mobile: 9629477831

File No: TNRERA/10744/2023

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/29/Layout/4457/2023, dated 30.11.2023.
Project Name : "TRANQUIL PHASE III"

Project Details & Address:
Registration Layout of house site with 36 Plots comprised in S.No: 203/4, 6, 7, 8B, 9, 204, 205, 206/1, 2, 207, 208, 209/1, 2, 212/1, 2, 3, 5, 214/2A & 215/1 of Uthandi Village, Chennai. Greater Chennai Corporation approved the layout in Lr No: SD/WDCN15/00664/2023 dated 15.11.2023.

Applicant:
M/s.G Square Realtors Pvt Ltd,
No: 75, (G Square) Century Centre,
TTk Road,
Alwarpet,
Chennai – 600 018.

2. This registration is granted subject to the following conditions, namely:-
   (i) The promoter shall enter into an agreement for sale with the allottees as provided in Annexure A' of Rule 9;
   (ii) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
   (iii) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
   (iv) This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 30.11.2023
Place: Chennai-8
AR

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Additional Director
(Operation)
TNRERA, Chennai-8.

30/11/23

RTISEMENT IN ANY FORM
OULD CONTAIN RERA
REGISTRATION NUMBER AND
WEBSITE ADDRESS OF THIS
AUTHORITY (www.rera.tn.gov.in)

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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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.