Verified RealEstate™

RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FILE NO: LAYOUT -1/0155/2024

TOTAL SITE EXTENT (AS PER PATTA&AS PER APPROVED LAYOUT)	:	**23380 SQ.M**
(PLOT Nos:10 & 45 APPROVED LAYOUT VIDE PPD/LO No.138/2023)	:	**2098 SQ.M**
REG. APPROVED LAYOUT P.P.D/L.O (REG.2017) No.1550/2019	:	**1877 SQ.M**
NET SITE EXTENT	:	**19405 SQ.M**
ROAD AREA	:	**5163 SQ.M**
PARK AREA	:	**1453 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**148 SQ.M**
(PP-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 75.0 SQ.M)		
(PP-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 73.0 SQ.M)		
REGULAR PLOTS (1 TO 58)	:	**58 Nos**
E.W.S PLOTS (2363 SQ.M) (59 TO 79)	:	**21 Nos**
TOTAL NO. OF PLOTS	:	**79 Nos**
CONVENIENCE SHOP	:	**1 No**

NOTE:

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

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:6591/2024, DATED:16.07.2024 @ SRO,NEELANKARAI.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THEIR LETTER NO.DB / T5(3) /F- 10544 / NOC - SHOLINGANALLUR VILLAGE / 2022 / 28.10.2022 OBTAINED FOR FILE NO. LAYOUT-1/11438/2022 APPROVED LAYOUT NO.PPD/LO No.168/2022, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)3.625m (i.e.) 4.975m below top level of Sholinganallur Road Bridge is (+)8.600m MSL, to protect the site from inundation during floods.The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 0.885m to 1.125m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.

   The applicant is suggested not to have regular habitation below the MFL as well as the basement floor should be used as still floor during development in order to avoid any panic situation.

2. The all-round pavement level within the site should not be less than (+3.625m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as peripheral drain of size not less than 0.75m x 0.90m and lateral drain of suitable size, as per prevailing site conditions within the site. Moreover the drainage channel of size 0.60m x 0.90m should be constructed in the proposed road side having bed level as (+) 2.540m. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment 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 competent authority without fail.

   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 be 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.

3. The applicant should provide necessary setback distance (not less than 3m) especially Eastern side within 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 Planning, 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.

4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities especially Eastern side 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.

5. The permission granted to the applicants, should not be altered / modified / changed to any 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.

6. 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 before commencement of work.

7. 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 time.

8. 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 confirming this proposed site boundaries.

9. 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.

10. The applicant should not carry out any other cross masonry structures across the Thangal without prior permission from WRD.

11. 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 be dumped into the channel/river at any cost.

    At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

12.The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The applicant should give 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.

(II) TNCDBR-2019 RULE NO: 47 (9) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

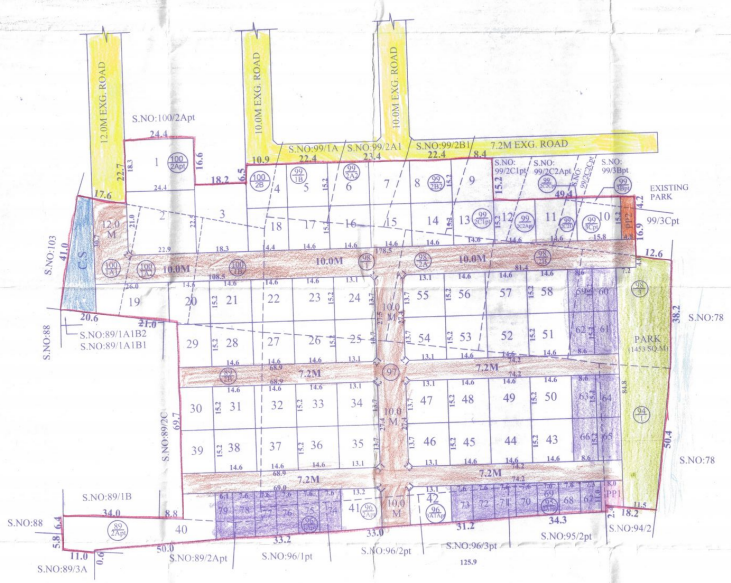
(III) TNCDBR-2019, RULE NO: 47 (11)

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.

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

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) /F- 10544 / NOC - SHOLINGANALLUR VILLAGE / 2022 / 28.10.2022 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASED OF THE LAY-OUT.

©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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- WATER BODY

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

Planning Permit No. 1587 Dated: 18/07/2024
P.P.D
L.O No: 154/2024
APPROVED
VIDE LETTER No.: Lay out -1/0155/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

This Planning Permission issued under New Rules TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.5918 of 2019 and WMP (MD) Nos. 4912 & 4913 of 2019.

K.H. SABEEK HISBULLA
CMDA/RE/GR-III/2023/03/374
Sholinganallur, Chennai-600 119.
Cell: 8682049780
Mail id: sabeekhisbulla@gmail.com
LICENSED SURVEYOR

For ADITYARAM PROPERTIES (P) LTD.
Director

For ADITYARAM INFRASTRUCTURE PROJECTS LLP
Designated Partner

GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos.89/2B, 94/1, 97, 98/1, 2A, 2B, 3, 99/1B, 2A2, 2B2, 100/1A1, 1A2, 1B & 2B AND PLOT NO.10 & 45 LYING IN THE CMDA APPROVED LAYOUT P.P.D/L.O.No.138/2023 IN PART OF S.Nos.99/2C1, 2C2A, 2C2C, 2C2D, 3B, 3C & 100/2A AND FUTURE PLOT LYING IN THE REG. APPROVED LAYOUT PPD/LO (REG.2017) No.1550/2019 IN PART OF S.Nos.89/2A, 95/2A1, 96/1A, 2A & 3A1A OF SHOLINGANALLUR - II VILLAGE.

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

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDCN15/00545/2024
(மனைப்பிரிவு)

நாள் 07/08/2024 வார்டு 197

ஒப்பளிக்கப்பட்டது

7/8/24
உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 19/07/2024
N15/00545/2024
பெ.செ.மா.தி.அ.வி
பணித்துறை
பெருநகர வளர்ச்சி குழுமம்

Layout Approved vide No
LA/WDCN15/00016/2024
Dt: 07/08/2024

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

7/8/24
AEE

for Commissioner

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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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.