Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

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

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DIGITALLY VERIFIED RECORD




Planing Permit No. CMDA/NO:15831/194/2024/B3
APPROVED
Subject To The Conditions
In This Office
LR. No. 1489/2024/A3
Dt. 25.05.2024
Commissioner
Sholavaram Panchayat Union
This Planning Permission issued
As Per Delegation Of Powers
Given By Member Secretary
CMDA, Chennai-600 008.

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.

FILE NO: LAYOUT-1 / 0028 / 2024

| | | |
|---|---|---|
| SITE EXTENT (AS PER SITE) | : | 26440 SQ.M |
| ROAD AREA | : | 7720 SQ.M |
| PARK | : | 1887 SQ.M |
| PUBLIC PURPOSE PROVIDED (1%) | : | 195 SQ.M |
| PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 98.0 SQ.M | | |
| PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 97.0 SQ.M | | |
| REGULAR PLOTS ( 1 TO 153 ) | : | 153 Nos |
| EWS PLOTS (154 TO 201 ) (2879 SQ.M) | : | 48 Nos |
| TOTAL NO. OF PLOTS | : | 201 Nos |
| CONVENIENT SHOP SITE | : | 1 No |

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE-1, PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:6226/2024, DATED:21.05.2024 @ SRO, RED HILLS

## CONDITIONS:

(I)TNCDBR-2019,RULE NO: 47 (8) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & & AMENDMENTS APPROVED IN G.O.Ms.No.16,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD,ADDITIONALLY,SHALL BE RESERVED FOR"PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5%OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(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,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

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.

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

LEGEND:
- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK AREA
- EWS
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CONVENIENT SHOP

For SIVASANKAR REAL ASSETS PVT LTD
Director
OWNER'S SIGNATURE

Er. SRIVIKRAM .B
Civil Engineer & Licensed Surveyor Class-I
CMDA REG. No. RE/GR-II/19/03/010
No. 11, F-Block, 2nd Main Road,
Anna Nagar East, Chennai-600 102.
Ph: 044-45074444
LICENSED SURVEYOR

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

Planning Permit No. 15831 Dated: 29/05/2024
P.P.D L.O No: 114/2024
APPROVED
VIDE LETTER No.: Layout-1/0028/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

# SHOLAVARAM PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.Nos: 407/1, 2A, 2B & 3, 430/1, 433/1A, 1B & 2B AND S.NO.408/1Apt & 2Apt LIES IN CMDA APPROVED LAYOUT PPD/LO No.24/2019 OF PERUNGAVOOR-2 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

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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.