Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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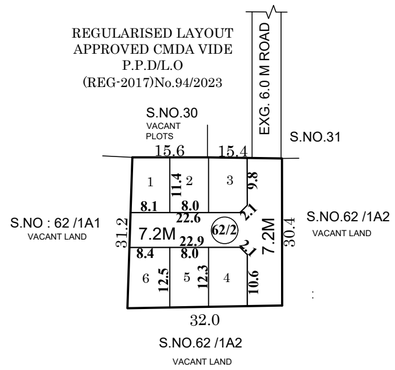
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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FILE NO.L1/231/2024

REGULARISED LAYOUT
APPROVED CMDA VIDE
P.P.D/L.O
(REG-2017)No.94/2023




**TOTAL EXTENT** (AS PER PATTA) : **970 SQ.M**

**ROAD AREA** : **397 SQ.M**

**TOTAL NO.OF PLOTS** : **6 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ▭ ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 13977/2024, DATED: 28.10.2024, @ SRO REDHILLS.

**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 IN EVERY PLOT.**

LEGEND:

▭ SITE BOUNDARY
▭ ROADS GIFTED TO LOCAL BODY
▭ EXISTING ROAD

**CONDITIONS:**

THE SUB DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D / L.O NO : 253 / 2024

APPROVED

**VIDE LETTER NO : LAYOUT-1 / 231 / 2024**

**DATE : 14 / 11 / 2024**

OFFICE COPY

**FOR CHIEF PLANNER (LAYOUT)**
**CHENNAI METROPOLITAN**
**DEVELOPMENT AUTHORITY**

**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.**

# SHOLAVARAM PANCHAYAT UNION

## SUB DIVISION OF HOUSE SITES IN S.No: 62/2 OF ARUMANDHAI VILLAGE.

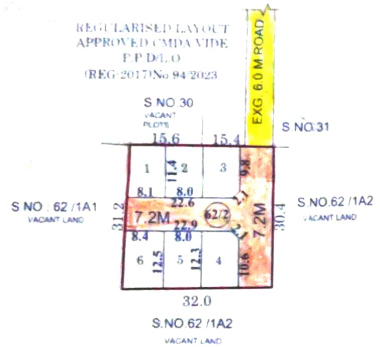
SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)

Planing Permit No. CMDA/15971/374/26/A3

**APPROVED**
Subject To The Conditions
In This Office
LR. No. 3368/24/A3
Dt. 09/12/24 | 01.7.26
D. Sankari 1.7.26
Commissioner
Sholavaram Panchayat Union
This Planning Permission Issued
As Per Delegation Of Powers
Given By Member Secretary
CMDA, Chennai-600 008

1/7/26

REGULARISED LAYOUT
APPROVED CMDA VIDE
P.P.D/L.O
(REG/2017/No 94/2023




| | | |
|---|---|---|
| TOTAL EXTENT (AS PER PATTA) | : | 970 SQ.M |
| ROAD AREA | : | 397 SQ.M |
| TOTAL NO.OF PLOTS | : | 6 Nos |

FILE NO.LE/231/2024

NOTE:
1. SPLAY 1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. [ ] ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 13977/2024, DATED 28.10.2024 @ SRO REDHILLS

2 சென்ட் மனைப்பிரிவு

**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.**

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LEGEND:
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- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD

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

(The Planning Permission is issued [illegible] 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.

OWNER'S SIGNATURE

M. SANKARAN B.E.,
CMDA Registered Engineer
(RG No. RE / Grade - 1 / 19/04/138)
No: 3/55, Sembulivaram, Chennai-67
Cell: 9444162115

LICENSED SURVEYOR

Planning Permit No. 15971 Dated: 14.11.2024

P.P.D
L.O No: 253/2024

APPROVED

VIDE LETTER No. Layout-1/231/2024

DATED 15/11/2024

Chennai Metropolitan Development Authority,
Chennai-600 008.

15/11/2024

CMDA

# SHOLAVARAM PANCHAYAT UNION

## SUB DIVISION OF HOUSE SITES IN S.No: 62/2 OF ARUMANDAI VILLAGE.

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

FILE NO.LO.231.2024

Planing Permit No. CMDA NO: 15971/3141/26/A3
APPROVED
Subject To The Conditions
In This Office
LR. No.: 3363/24/A3
Dt.: 22/11/24 | 01.12.24
N. Sankar
Commissioner 1.12.24
Sholavaram Panchayat Union
This Planning Permission Issued
As Per Delegation Of Powers
Given By Member Secretary
CMDA. Chennai-600 008

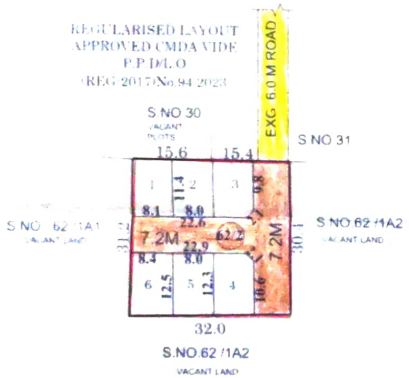
| | | |
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2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. [ ] ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO: 13977/2024, DATED: 28.10.2024, @ SRO KELAMBAKKAM

REGULARISED LAYOUT
APPROVED CMDA VIDE
P.P.D/L.O
REG/2017/No.94/2023




CONDITIONS :

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M. SANKARAN B.E.,
CMDA Registered Engineer
(RG No. RE / Grade - 1 / 19/04/138)
No: 3/55, Sembulivaram, Chennai-67
Cell: 9441129115

LICENSED SURVEYOR

Planning Permit No. 15971 Dated: 14.11.2024
P.P.D L.O No: 253/2024
APPROVED
VIDE LETTER NO: Layout -1/231/2024
DATED:
15/11/24
Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
29/11/2024
CMDA

# SHOLAVARAM PANCHAYAT UNION

## SUB DIVISION OF HOUSE SITES IN S.No: 62/2 OF ARUMANDAI 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

**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.