Verified RealEstate™

RE REGULATORY RECORD

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

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DIGITALLY VERIFIED RECORD

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15871 Date of Permit 18/07/2024

PPD/L.O No. 154/2024

File No Layout-1/0155/2024 .....

M/s. Adityaram Housing Pvt. Ltd & 6 others, No. 50, East Coast Road, Paravur, Chennai. 600119.

Name of Applicant with Address .....

Date of Application 17.05.2024.....

Nature of Development : Layout/Sub-division of Land/Building construction/ Change in use of Land/Building

Site Address . Proposed laying out 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 Nos.10 & 45 lying in the approved layout PPD/LO No.138/2023 comprised 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 comprised in Part of S.Nos.89/2A, 95/2A1, 96/1A, 2A & 3A1A of Sholinganallur II Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation Limit.

Division No. ..

....

Development Charge paid Rs. 1,30,000/- Challan No. CMDA/PP/ch/14951/2024 Date 12.7.2024

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

18/7/24

For MEMBER SECRETARY

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/WDCN15/00545/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N15	N197	07/08/2024	18/07/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		1 MS.ADITYARAM PROPERTIES PVT REP HEREIN BY ITS DIRECTOR MRS.P.AMANI ADITYARAM 2. MS.ADITYARAM HOUSING PVT LTD REP HEREIN BY ITS DIRECTOR MRS.P. AMANI ADITYARAM AND 5 OTHERS-NO.50, EAST COAST ROAD, PANAYUR, CHENNAI-600 119	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:-, Survey No:ANNEXURE ENCLOSED, ADITHYA RAM NAGAR,PANAIYUR(N197),SHOLINGANALLUR,Sholinganallur, CHENNAI, 600119	
CMDA Development Charges		1000	
மொத்தக் கட்டணம்/Total (In Rs.)		1000	

Amount (in words): Rupees One Thousand Only

C.M.D.A. DD Details : DD Number: 000388 Amount: 1000 Rs. Date:06/08/2024 Bank:HDFC BANK

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.

7/8/24

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

8.8.24

GREATER CHENNAI CORPORATION
Town Planning Department
Ripon Buildings
Chennai – 600003.

ANNEXURE

Dated:07.08.2024.

TP.D.C.No.D1/LA/SD/WDCN15/00545/2024

(1) M/s. Adityaram Properties Private Limited represented herein by its Director Mrs. P. Amani Adityaram
(2) M/s. Adityaram Housing Private Limited represented herein by its Director Mrs. P. Amani Adityaram
(3) M/s. Adityaram Infrastructure Projects LLP represented herein by its Designated Partner Mrs. P. Amani Adityaram
(4) Mr. P. Adityaram
(5) Mrs. P. Amani Adityaram
(6) Mr. P. Arya Adityaram and (7) Mr. P. Srinivasa Rao
No.50, ECR, Panayaur,
Adiyaram Nagar,
Chennai – 600119.

Approval for planning permission application for Layout of house sites at S.No.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.No.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.No.89/2A, 95/2A1, 96/1A, 2A & 3A1A of Sholinganallur - II Village.

Executive Engineer
(Town Planning Department)

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2024-25/HQ/0737407**	**Receipt Date:**	**07-08-2024**
Name:	MS.ADITYARAM HOUSING PVT LTD AND 6 OTHERS		
Address:	NO.50, EAST COAST ROAD, PANAYUR, CHENNAI-600 119		
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN15/00545/2024	
	Paid By:	MS.ADITYARAM HOUSING PVT LTD AND 6 OTHERS	

Description Head of A/C	Amount (in Rupees)
Scrutiny Fees Collection	35070.00
Total:	**35,070.00**
Amount (in words): Rupees Thirty Five Thousands Seventy Only	
Demand Draft # 000387 Drawn on HDFC BANK, chennai Dated 06-08-2024	

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

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SDLWDCN15/00545/2024
(மனைபிரிவு)

நாள் 07/08/2024 வார்டு 197

ஒப்பளிக்கப்பட்டது

T/8/24
உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 18/07/2024
தி.அனை N15/00545/2024
பெ.செ.மா.தி.ஆ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

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

பெருநகர சென்னை மாநகராட்சி
1
மணுதாரர் நகல்
பணித்துறை

T/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

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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.