

RE

REGULATORY RECORD

RERA Document

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Proceedings of the Commissioner of
TAMBARAM CITY MUNICIPAL CORPORATION

PRESENT: R ALAGUMEENA

SEN- 009/CP/23-24/0096030

D.Dis.No. 178/2023/0101

Dated : 12-Feb-2024

PP - 009/24/24/02

Sub: TOWN PLANNING - TAMBARAM CITY MUNICIPAL CORPORATION

S.No 94/1 94 /2PT of
TAMBARAM Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr.S. ARULARASU GPA to Layout of S.No. 94/1 94 /2PT of TAMBARAM Village Into 11 plots subject to the following condition. The approved plans are sent herewith.

The Layout of plot should be in accordance with the approved plan.

Encl: Approved Plan

To

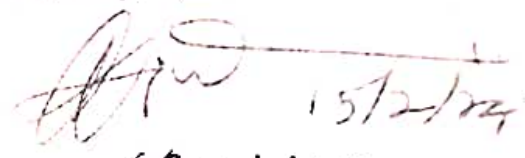
Mr.S. ARULARASU GPA

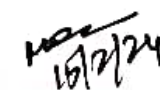
1/3, 14 TH STREET-

LAKSHMIPURAM EXTN,

LAKSHMIPURAM EXTN, WEST

TAMBARAM


15/2/24
For Commissioner,
TAMBARAM CITY MUNICIPAL
CORPORATION


15/2/24

CONDITIONS

S.No.	Condition Name
1	1
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) The member secretary, chennai metropolitan development authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fraudulent manner

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. **15236**

PPD No. **23**
to **2023**

Date of Permit **20/01/2023**

Thiru. S Arubarasu,
P.O. No. 22, Neelbarani 1/3,
2nd Main Road,
Lakeshmi Nagar Extn.
West Tambaram, Chennai - 600 045.

File No. **15236/10.22.1/2022**

Name of Applicant with Address

Date of Application **05/07/2022**

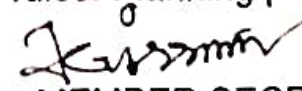
Nature of Development : ~~Layout/Sub-division of Land/Building construction/~~
~~Change in use of Land/Building~~

Site Address **Proposed sub-division of house sites for the land**
comprised in T.S. No. 256/2 & 257pt. (Old S. No 94/1
Division No. and 94/2pt) of Tambaram village, Tambaram Taluk,
Chengalpattu District, Tambaram Corporation Limit.

Development Charge paid Rs. **15,000/-** Challan No. **B-0022536** Date **06/12/2022**

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.


For MEMBER SECRETARY


19/01/2023



CONDITIONS

According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

// Forwarded //

DT - 12/02/2024

SRN-96030

ROC.NO-178/2023/002A

PP.NO-009/24/24/02

[Signature]
15/2/24
for COMMISSICNER
Tambaram City
Municipal Corporation

[Signature]
15/2/24

SUBJECT TO THE CONDITIONS IN
THIS OFFICE LETTER NO:
90-7860
Demo-Trip-to-Boston
ppr copy/may/b/f/r/n
1st of May.

K's Commissioner
Tombura City Municipal Corporation

TOTAL EXTENT	146 HECTARES	:	721 SQM.
ROAD AREA		:	17 SQM.
PUBLIC PURPOSE AREA (1%)		:	
[The remaining 98% OF THE LOCAL BODY'S 721-HECTARE LAND IS RESERVED FOR OTHER LAND USES. E.G., 1-33 HECT.]			
NO. OF PLOTS		:	11 Nos.

55 MO: LAYOUT-1/10/2021/2022

OFFICE USE

NOTE:
1. 2014-15, 2015-16

- [illegible]

CONDITIONS:

[illegible]

REPORT FILE NO. 47111

THE COST OF LIFTING MOVEMENTS TO THE SYSTEMS IN RESEARCH, DEVELOPMENT, PRODUCTION, AND MAINTENANCE, SHALL BE BORNE BY THE APPLICANT. DAMAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED BY THE CONCERNED AUTHORITY, WHETHER THE LOCAL BODY AND TOWN BOARD ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

THE APPLICANT IS RESPONSIBLE FOR THE SCALE, SIZE AND DIMENSIONS OF THE STRUCTURE REFERENCE.

NECESSARY SPACE FOR MAINTENANCE TO BE LEFT AS PER THE RULE IN FORCE WHILE WORKING UP DEVELOPMENT IN EVERY PLOT.

FIGEND

- ☐ SITE BOUNDARY
☐ ROAD GRATED TO LOCAL BODY
☐ EXISTING ROAD
☐ PUBLIC PURPOSE-1 GRATED TO LOCAL BODY
☐ PUBLIC PURPOSE-2 GRATED TO TANGIENCO

This Funding Provision issued under New Rules
 2019 is subject to final outcome of the
 Director, 2019 of 2019 and WAP (p.c.)
 Wapari No. 8944 of 2019 and WAP (p.c.)
 No. 6912 & 6913 of 2019.

R. GANESAN, B.Tech.
REGISTERED ENGINEER (CADD)
REG/R - 1/19/3/007
ROYAL PLANNERS
4c, 29th, Phoenix Towers,
Venkatesh Street, West Tambaram,
Chennai - 600 045. Ph: 0-4 - 2256 4216/16

UNLICENSED SURVEYOR

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

உள்ளுமுகு மருமுகு

Planning Permit No. 19236	Demolition of 0002
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No. 83
79823

APPROVED

VIDE LETTERS NO: 1419074	10221	10222
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DATED

Member Secretary
Jawahar Education Society
Chennai-600 008.

SCALE: 1 AND ALL MEASUREMENTS ARE IN METRES

TAMBARAM CORPORATION
LAYOUT OF HOUSE SITE IN T.S.Nos. 256/2 & 257pt (OLD S.Nos: 94/1 & 94/2pt)
BLOCK Nos. 7 & 8, WARD No.D OF TAMBARAM VILLAGE.

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](#)



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



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
3/350/2 Mettukuppam,
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.

