Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

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/WDCN01/00943/2024	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N01	N014	08/01/2025	23/12/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.HILIVING PROJECTS LLP MD PARTNER MR.PRAVEEN KUMAR DORDA-NO.7, PONMANI TOWERS, MONTIETH LANE, EGMORE, CH-600008	
மேம்பாட்டு தன்மை / Service Type		Sub-Division of Land - Sub Division Approval	
மனை அமைவிடம் / Plot address		Block No:15,Plot No:-, Survey No:T.S.NO.15/3,NORTH TERMINUS ROAD, TIRUVOTTRIYUR HIGH ROAD,THANGAL,THANGAL,Thiruvottiyur, CHENNAI, 600019	
CMDA Development Charges			9000
Open space reservation charges			3693000
Regularisation Charges - Land			215000
மொத்தக் கட்டணம்/Total (In Rs.)			3917000

Amount (in words): Rupees Thirty Nine Lakhs Seventeen Thousands Only

C.M.D.A. DD Details : DD Number: 313741 Amount: 3917000 Rs. Date:06/01/2025 Bank:FEDERAL BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sub-Division of Land - Sub Division ApprovalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

8/1/25

Assistant Executive Engineer (T.P.)

8/1/25

Executive Engineer (T.P.)

8/1/25

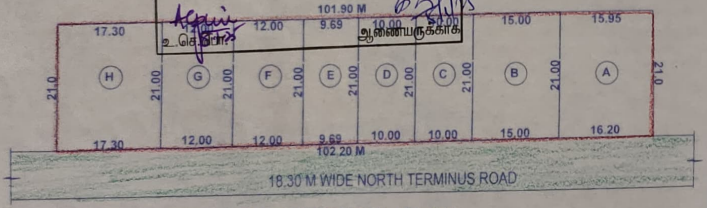
8/1/25

PLAN SHOWING THE PROPOSED SUB-DIVISION AT NORTH TERMINUS ROAD,COMPRISED IN OLD.S.NO:169/1B1PT,170/2BPT,2APT,173/2PT, T.S.NO:15/3,BLOCK NO:15,WARD NO:J,THIRUVOTTIYUR VILLAGE,GREATER CHENNAI CORPORATION, DIVISION-14,ZONE -01.

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

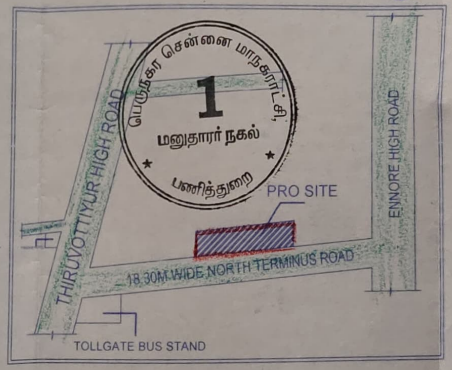
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பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண்:SDLWDCN01L0094312024
(மனை உட்பிரிவு)
நாள்:08/01/2025 வார்டு:14
ஓப்பளிக்கப்பட்டது
உதவி செயற்பொறியாளர்
ஆணையருக்காக



SUB DIVISION PLAN
(PROPOSED)

N



KEY PLAN
(N.T.S)

AREA DETAILS

AS PER PATTA	:2143.50 SQ.M
AS PER DOCMENT	:2143.41 SQ.M
PLOT A	: 337.04 SQ.M
PLOT B	: 315.03 SQ.M
PLOT C	: 210.05 SQ.M
PLOT D	: 210.05 SQ.M
PLOT E	: 203.64 SQ.M
PLOT F	: 252.04 SQ.M
PLOT G	: 252.22 SQ.M
PLOT H	: 363.34 SQ.M
TOTAL AREA	:2143.41 SQ.M

COLOUR INDEX

BOUNDRY LINE
ROAD

For Hi Living Projects LLP

Partner

SIGN OF OWNER

R. GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation | RE 304402019 Grade III
UTHRA PLANNERS
No. 1/1, Venkata Swamy Street,
Ayanavaram, Chennai - 600 023.
Cell : 9884411734

LICENSED SURVEYOR

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2024-25/HQ/1712082**	**Receipt Date: 08-01-2025**
Name:	MS HILIVING PROJECTS LLP MD PARTNER MR PRAVEEN KUMAR DORDA	
Address:	NO.7, PONMANI TOWERS, MONTIETH LANE, EGMORE, CH-600008,NO.1, VILLIVAKKAM, LAKSHMIPURAM, CH-99	
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN01/00943/2024
	Paid By:	MS HILIVING PROJECTS LLP MD PARTNER MR PRAVEEN KUMAR DORDA

Description Head of A/C	**Amount (in Rupees)**
Scrutiny Fees Collection	4000.00
Total:	**4,000.00**
Amount (in words): Rupees Four Thousand Only	
Demand Draft # 313742 Drawn on FEDERAL BANK, CHENNAI Dated 06-01-2025	

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

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.