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RE REGULATORY RECORD

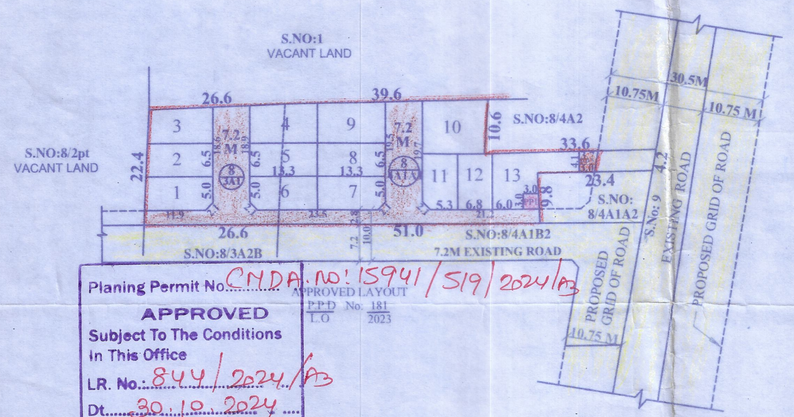
# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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Planing Permit No. CMDA. NO: 15941/519/2024/AD APPROVED LAYOUT

**APPROVED**
Subject To The Conditions
In This Office
LR. No.: 844/2024/AD
Dt. 30.10.2024
N. Sankar.
Commissioner 30.10.24.
Sholavaram Panchayat Union
This Planning Permission Issued
As Per Delegation Of Powers
Given By Member Secretary
CMDA, Chennai-600 008

30/10/24

This Planning Permission Issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.6943 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

# SHOLAVARAM PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.No:8/3A1 & 4A1A1 OF MARAMBEDU VILLAGE

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

| | | |
|---|---|---|
| SITE EXTENT (AS PER DOCUMENT) | : | 1760 SQ.M |
| ROAD AREA | : | 564 SQ.M |
| PUBLIC PURPOSE AREA (1%) | : | 23 SQ.M |
| (P.P-1 HANDED OVER TO LOCAL BODY 0.5% AREA : 9.0 SQ.M ) | | |
| (P.P-2 HANDED OVER TO TANGEDCO 0.5% AREA : 14.0 SQ.M ) | | |
| NO. OF PLOTS | : | 13 Nos |

FILE NO: LAYOUT-1/0264/2023

உள்ளாட்சி மன்றப் படி

NOTE:
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.12658/2024, DATED: 25.09.2024, @ 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)

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

K. சுப்பிரமணி
K. Harikumar
K. [illegible]
OWNER'S SIGNATURE

S.R. VISHVA VIJAY
CONSULTING ENGINEER
Registered Architect CMDA No. RA/Gr.II/19/06/019
No. 8/403, East Avenue Road, Muhamizh Nagar,
Chennai-600 118. Cell: 98404 44652
E-mail: cmdaplan@gmail.com
LICENSED SURVEYOR

P.L
தலைவர்
பூஞ்சேரி ஊராட்சி
சோழவரம் ஊராட்சி ஒன்றியம்

Planning Permit No. 15941 Dated: 08.10.2024
P.P.D / L.O No: 223/2024
APPROVED
VIDE LETTER No.: Layout-1/0264/2023
DATED :
30/10/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
8/10/24

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

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# 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.