Verified RealEstate™

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

FILE NO.LAYOUT-1/ 262 / 2024

| | | |
|---|---|---|
| **TOTAL EXTENT** (AS PER DOCUMENT) | : | 6880 SQ.M |
| **ROAD AREA** | : | 2045 SQ.M |
| **PUBLIC PURPOSE AREA (1%)** | : | 49 SQ.M |
| (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 25.0 SQ.M) | | |
| (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 24.0 SQ.M) | | |
| **REGULAR PLOTS** ( 1 TO 39) | : | 39 Nos. |
| **E.W.S. PLOTS (931 SQ.M) (40 TO 54)** | : | 15 Nos. |
| **TOTAL No.OF.PLOTS** | : | 54 Nos. |

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. 11087/2024, DATED:06.12.2024 @ SRO PONNERI.

**CONDITIONS :**

(I)TNCDBR-2019, RULE NO: 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAD) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION

(II) 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. AREAS SHALL NOT APPLY.

(III) 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS




மீஞ்சூர் சிறப்புநிலை பேரூராட்சி
திருவள்ளூர் மாவட்டம்

ந.க.எண். 362/2024/அ2 நாள் : 04/11/2025

திருவள்ளூர் மாவட்டம் மீஞ்சூர் சிறப்புநிலை பேரூராட்சிக்குட்பட்ட மீஞ்சூர் வருவாய் கிராமம் சர்வே எண்.....2775/1B/1&3.....ல் விஸ்தீரணம் 6880 சதுர மீட்டரில் 39 முறைப்படி (Regular) குடியிருப்பு மனைகள்.....15.....EWS மனைகள் மற்றும்.....வணிக உபயோக மனைகளாக உட்பிரிவு செய்து பொதுச் சாலைகளுக்காக 20.95 ச.மீ. இடமும், பூங்கா பராமரிப்பிற்காக.....ச.மீ. இடமும் பொது பயன்பாட்டிற்காக ச.மீ.....49.....இடமும் பேரூராட்சிக்கு தானமாக அளித்ததின் பேரில் சென்னை பெருநகர வளர்ச்சி குழும உறுப்பினர் செயலர் அவர்களின் கடித எண் L-1/2262/2024/ நாள் 04.12.2024 ( P.P.D.L.O.NO:293/2024) மனைப்பிரிவு அனுமதி அளிக்கப்பட்டுள்ளதைத் தொடர்ந்து சென்னை பெருநகர வளர்ச்சி குழுமம் மற்றும் பேரூராட்சி நிர்வாகத்தினரால் மனைப்பிரிவு ஒப்புதல் வழங்கப்படுகிறது.

செயல் அலுவலர்
மீஞ்சூர் சிறப்பு நிலை பேரூராட்சி
திருவள்ளூர் மாவட்டம்

04/11/25

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.

For Thiruchendhur Murugar Properties Private Limited

Authorised Signatory

OWNER'S SIGNATURE

Er. SRIVIKRAM .B
Civil Enginner & Licensed Surveyor Class-I
CMDA REG. No. RE/GR-II/19/03/010
No. 11, F-Block, 2nd Main Road,
Anna Nagar East, Chennai-600 102.
Ph: 044-45074444

LICENSED SURVEYOR

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

Planning Permit No. 16111 Dated: 24.12.2024

P.P.D / L.O No: 293 / 2024

APPROVED

VIDE LETTER No.: Layout-1/0262/2024

DATED :

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

# MINJUR TOWN PANCHAYAT

## LAYOUT OF HOUSE SITES IN S.Nos:77/5,6, 78/1 & 78/2 OF MINJUR 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

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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.