Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

DIGITALLY VERIFIED RECORD

POLICE DEPARTMENT

From	To
Commissioner of Police, Tambaram City Police, Sholinganallur, Chennai-119.	The Member Secretary, Chennai Metropolitan, Development Authority, Egmore, Chennai-8.

Rc.No.K1/394/022952/2022, **Dated: 02.12.2022.**
NOC No.49/2022

Sir,

Sub : Tambaram City Police – CMDA – APU – HRB (South) Division – Revised Planning Permission Application for the Proposed construction of High Rise Building (HRB) comprising of 8 Blocks; combined stilt floor for Block 1 to 7 + Combined 1st floor (Parking) for Block 1 to 7 + Block 1 & 6 (HRB) 2nd floor to 15th floor with 110 dwelling units in each block; Block 2&3 (HRB) 2nd floor to 15th floor with 108 dwelling units in each Block; Block 4 (HRB) (EWS) 2nd floor to 15th floor with 150 dwelling units; Block 5 (HRB) 2nd floor to 15th floor with 82 dwelling units; Block 8 (NHRB) Club house Ground floor + 3 floors + 4th floor (part) Multipurpose Hall, Mart, Spa, Gym, Billiard, Shuttle, t.t & Swimming pool; **Residential Building with totally 770 dwelling units at Nookkampalayam Road, Sholinganallur, Chennai** in S.No. 552/1A1, 553/2B1A, 553/2B2A, 742/1(pt), 742/2, 743/3B, 744/1B, 744/1C, 745/1A, 745/1B, 745/2B of Sholinganallur village within the limit of Greater Chennai Corporation **applied by M/s.NCC Urban Infrastructure Limited** GPA for M/s.Serene Estates Private Limited / NSL SEZ (Chennai) Private Limited - NOC – Sent – Reg.

Ref :
1. Lr.No.CMDA/PP/HRB/S/0030/2022, Dated: 03.10.2022 of the Member Secretary, CMDA, Chennai-6.
2. C.No.129/DC.Tr.TBM/CMDA/2022, Dated: 29.11.2022 of DC, Traffic, Tambram.

Please refer to the reference cited.

2) In this connection, it is stated that the NOC is **"Given"** from the traffic point of view for issuing Planning permission for the Revised Planning Permission Application for the Proposed construction of High Rise Building (HRB) comprising of 8 Blocks; combined stilt floor for Block 1 to 7 + Combined 1st floor (Parking) for Block 1 to 7 + Block 1 & 6 (HRB) 2nd floor to 15th floor with 110 dwelling units in each block; Block 2&3 (HRB) 2nd floor to 15th floor with 108 dwelling units in each Block; Block 4

(HRB) (EWS) 2nd floor to 15th floor with 150 dwelling units; Block 5 (HRB) 2nd floor to 15th floor with 82 dwelling units; Block 8 (NHRB) Club house Ground floor + 3 floors + 4th floor (part) Multipurpose Hall, Mart, Spa, Gym, Billiard, Shuttle, t.t & Swimming pool; **Residential Building with totally 770 dwelling units at Nookkampalayam Road, Sholinganallur, Chennai** in S.No. 552/1A1, 553/2B1A, 553/2B2A, 742/1(pt), 742/2, 743/3B, 744/1B, 744/1C, 745/1A, 745/1B, 745/2B of Sholinganallur village within the limit of Greater Chennai Corporation **applied by M/s.NCC Urban Infrastructure Limited** GPA for M/s.Serene Estates Private Limited / NSL SEZ (Chennai) Private Limited subject to the following conditions :

(i). The parking space provided by the applicant should be maintained properly.

(ii). On the completion of the construction, the management should deploy sufficient manpower to manage the movement of vehicles at the entry and exit gates.

(iii) The drive way provided by the applicant should be maintained properly.

(iv) The applicant has to ensure that the parking plan inside the campus is strictly followed. The marking for vehicular parking should be clearly maintained for easy and free movement of vehicles.

(v) The applicant should follow the consent letter which was given on 22.11.2022 regarding 11 four-wheeler parking to be convert into two-wheeler parking at surface area for the shortage of 55 two wheeler parking space.

Sd/-A. Amaljarj,
Commissioner of Police,
Tambaram City Police.

//t.c.f.b.o.//

21/2/22

Addl. Commissioner of Police,
Headquarters & Traffic,
Tambaram City Police.

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
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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.