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.

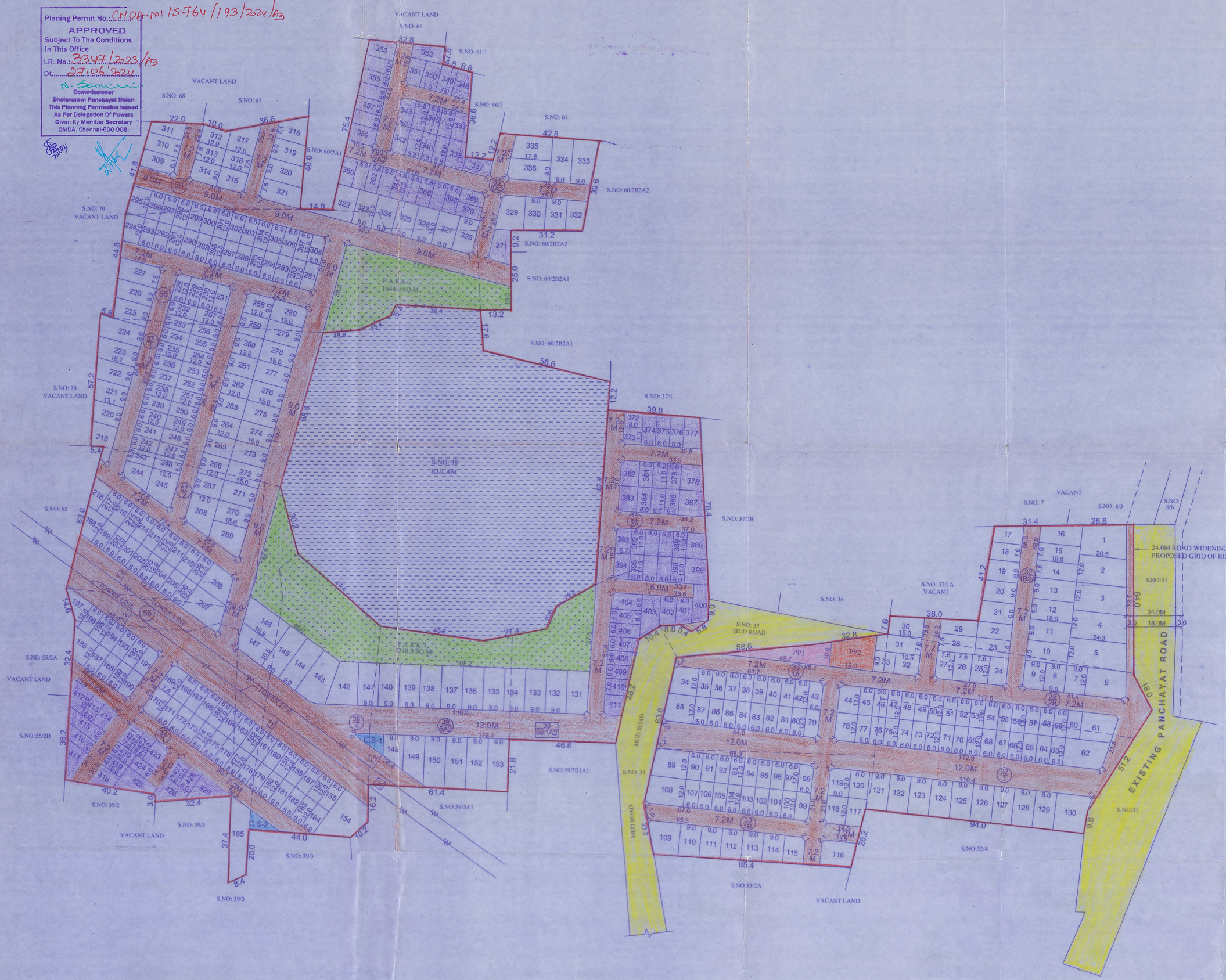
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

FILE NO.L1-0131-2023

Planing Permit No.: CMDA no: 15764/193/2024/B3
APPROVED
Subject To The Conditions In This Office
LR. No.: 3247/2023/B3
Dt.: 27.02.2024
Commissioner
Sholavaram Panchayat Union
This Planning Permission Issued As Per Delegation Of Powers Given By Member Secretary CMDA: Chennai-600 008.



TOTAL EXTENT (AS PER DOCUMENT)	:	**70779 SQ.M**
ROAD AREA	:	**21929 SQ.M**
PARK AREA	:	**4892 SQ.M**
(PARK AREA-1 : 3248.0 SQ.M)		
(PARK AREA-2 : 1644.0 SQ.M)		
PUBLIC PURPOSE AREA (1%)	:	**497 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 249.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 248.0 SQ.M)		
REGULAR PLOTS (1 TO 336)	:	**336 Nos.**
E.W.S. PLOTS (7206 SQ.M) (337 TO 429)	:	**93 Nos.**
TOTAL No.OF.PLOTS	:	**429 Nos.**
CONVENIENT SHOP	:	**2 No.**

2.மாதிரி வரைபடத்தின்படி

இளநிலை
பகுதி வரைபடம் ஏற்றியவர்

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 2171/2024, DATED: 24.02.2024, @ SRO REDHILLS.

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER No.DB / T5(3) / F - 4009 NOC - BUDUR VILLAGE/2022/ DATED:31.05.2022. WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The applicant's land should be filled with earth, filling with proper compaction to the minimum level of (+) 10.400m (i.e. 0.59m below the FTL of Gnayiru Tank Weir which is (+) 10.990m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 0.550 to 0.800m depending upon the existing field levels. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.

2.The all round pavement level within the site should not be less than (+) 10.400m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains i.e. micro drain of suitable size as per prevailing site conditions. The same should be connected to the local drain / channel, rainwater harvesting and sewerage treatment and its disposal and garbage's / debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicant should make drainage network, at his own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

3.The applicant should provide necessary setback distance within the site as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 (vide Doc No. 4367/2019-BA2/Dated: 13.03.2019) during development and then should not be any construction activities. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from Water Resources Department.

4.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the Revenue records and should never alter and must be maintained at all time without any encroachments.

5.The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit will not be refunded. Hence, the applicant is solely responsible of genuinely of the documents submitted.

6.The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

7.The applicant should abide by the rules and regulation of the WRD from time to time. The Applicant should also abide court of law of both State & Central Government from time to time.

8.The applicants should not object at any time for the maintenance works / improvement works of the Kulam / Channel (water body) which are proposed to be carried out by WRD. The applicant should give an understanding in writing to the effect development works as per Revenue records (FMB), which are proposed to be carried out by WRD. The applicant should give an understanding in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records (FMB), which are proposed to be carried out of WRD in future periodically.

9.The sewage water from the applicant's land should not let into the drain and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant and as well as the construction materials / debris / garbage's should not be dumped into the channel / river at any cost.

At any cost, sewage / sullage should not be let into river and the garbage's debris and construction materials should not be dumped into the channel / river restricting the free flow of water.

10.The applicant should get clearance certificate for his site from the Revenue department to make sure that the site is not an encroached properly from the water body as well as confirming this proposed site boundaries.

11.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands / river. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.

12.The applicant should not carry out any other cross masonry structures across the Kulam / Channel without prior permission from Water Resources Department.

The owner of the document received from the applicant in respect to the ownership is purely of applicants responsibility and it is only for reference purpose to this department.The legal validity of this document should be verified by the development/revenue authorities,The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions,WRD reserves rights to withdraw the technical opinion on inundation point of view to the above proposed site and in event,the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

(II)TNCDBR-2019, RULE NO: 47 (9) IN G.O(Ms) No.(8.MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) 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 AREAS SHALL NOT APPLY.

(III). TNCDBR 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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.T5(3) / F - 4009 NOC - BUDUR VILLAGE/2022/ DATED:31.05.2022.AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V) 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
- PARK GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- CONVENIENT SHOP

For SIVASANKAR AGENCIES PRIVATE LIMITED
Authorised Signatory

OWNER'S SIGNATURE

Er. SRIVIKRAM .B
Civil Engineer & Licensed Surveyor Class-I
CMDA REG. No. RE/GR-II/19033/010
No. 11, F-Block, 2nd Main Road,
Anna Nagar East, Chennai-600 102.
Ph: 044-48074444
LICENSED SURVEYOR

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.

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

Planning Permit No. | 5764 Dated: 27/02/2024
P.P.D L.O No: 42/2024
APPROVED
VIDE LETTER No.: Layout-1/0131/2023
DATED :
28/2/2024 For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.32/1B2A, 2B, 3, 33/1A, 1B, 37/2A, 39/1, 4, 5A2, 5B1A2, 56, 57/1, 2, 58, 59, 60/2A2 & 60/2A3 OF BUDUR 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

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.