Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

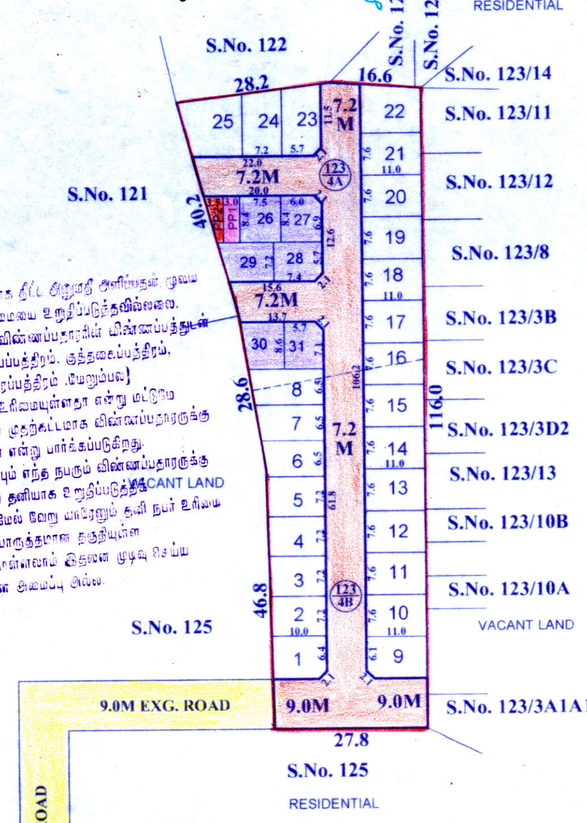
Published for reference. The authority's own register is the operative record.

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

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

This Office Rcno: 2636/2024/A1 Dt: 08.08.2024
Approved by Panchayat Union and forwarded to
Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union



SITE EXTENT	**(AS PER PATTA)**	:	**3500 SQ.M**
ROAD AREA		:	**1313 SQ.M**
PUBLIC PURPOSE PROVIDED (1%)		:	**44 SQ.M**
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 25.0 SQ.M			
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 19.0 SQ.M			
REGULAR PLOTS (1 TO 25)		:	**25 Nos**
EWS PLOTS (26 TO 31) (378 SQ.M)		:	**6 Nos**
TOTAL NO. OF PLOTS		:	**31 Nos**

FILE NO : LAYOUT-1/0094/2024

NOTE:

1. **SPLAY - 1.5M x 1.5M**
2. **MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS**
3. **ROAD AREA**
   PUBLIC PURPOSE-1 (0.5%)
   PUBLIC PURPOSE-2 (0.5%)
   (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:12754/2024, DATED:24.07.2024 @ SRO.KUNDRATHUR.

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II) 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,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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-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.

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

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

மணல்மேடு அணைமேடு அமைக்கப்படுகிறது.
அனுமதி எண்: 597/13/8/24.

V. [illegible] 13/8/2024
தலைவர் மற்றும் செயல் அலுவலர்
கண்ணப்பாளையம் ஊராட்சி
பூமிருந்தவல்லி ஊராட்சி ஒன்றியம்
திருவள்ளூர் மாவட்டம்

For RR BUILDERS
S. Ashok
Proprietor
OWNER SIGNATURE

S. Thamizhvanan
Er. S.THAMIZHVANAN.,M.E.,
CMDA Registered Engg (RE)- RE/GR-II/2021/06/167
CMDA Structural Engg (RSE) -SE/GR-II/2021/04/250
No : 14A, Sriram Flats, Tansi Nagar,
17th Street, Velachery, Chennai - 600 042.
Ph : 97919 59837,
Email : thamizhjasmine@gmail.com
LICENSED SURVEYOR

Planning Permit No. 15888 Dated: 01.08.2024
P.P.D / L.O No: 171/2024
APPROVED
VIDE LETTER No.: Layout-1/0094/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.123/4A & 4B OF KANNAPALAYAM 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.