Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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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FILE NO: LAYOUT-1 / 0309 / 2023

SITE EXTENT (AS PER DOCUMENT)	:	**3236 SQ.M**
ROAD AREA	:	**1107 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**47 SQ.M**
(PP-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 26.0 SQ.M)		
(PP-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 21.0 SQ.M)		
REGULAR PLOTS (1 TO 21)	:	**21 Nos.**
E.W.S.PLOTS (22,23) (130 SQ.M)	:	**2 Nos.**
TOTAL No.OF.PLOTS	:	**23 Nos.**

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 DOCUMENT NO. 14632/2024 , DATED:10.10.2024, @ SRO AVADI



APPROVED LAYOUT
P.P.D / L.O NO: 72 / 1994

(II)TNCDBR-2019, RULE NO : 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / NOC 10806 THIRUNINDRAVUR - A VILLAGE 4990 / 2024 / DATED.28.06.2024 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
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CHANNEL
- EWS

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.

CONDITION:

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

P.P.D / L.O NO : 232 / 2024

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0309 / 2023

DATE : 23 / 10 / 2024

OFFICE COPY

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No:120/5B, 120/5C, 120/5D & 120/28 (OLD S.No.120/6A1A1pt) AND 120/68 (OLD S.No.120/6A1A1pt) OF THIRUNINDRAVUR - A VILLAGE.

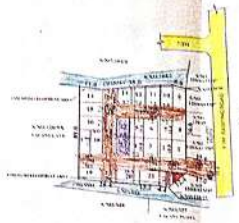
SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

FILE NO: LAYOUT/ 1 /0349 / 2023

SITE EXTENT	:	3236 SQ.M
ROAD AREA	:	1107 SQ.M
PUBLIC PURPOSE AREA (15%)	:	47 SQ.M
REGULAR PLOTS (1 TO 21)	:	21 Nos.
E.W.S PLOTS (22,23) (130 SQ.M)	:	2 Nos.
TOTAL No.OF PLOTS	:	23 Nos.

LAYOUT APPROVED

Commissioner



APPROVED LAYOUT

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

OWNER SIGNATURE

LICENSED SURVEYOR

APPROVED

VIDE LETTER No. Layout/0349/2023

THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No:120/5B, 120/5C, 120/5D & 120/2B (OLD S.No.120/6A1A1pt) AND 120/6B (OLD S.No.120/6A1A1pt) OF THIRUNINDRAVUR - A VILLAGE.

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

FILE NO: LAYOUT-1 / 0309 / 2023

SITE EXTENT	(AS PER DOCUMENT)	:	3236 SQ.M
ROAD AREA	(34%)	:	1107 SQ.M
PLOTTABLE AREA	(66%)	:	2129 SQ.M
1% PUBLIC PURPOSE REQUIRED		:	21 SQ.M
PUBLIC PURPOSE PROVIDED		:	47 SQ.M

PUBLIC PURPOSE AREA-1 : 26.0 SQ.M
PUBLIC PURPOSE AREA-2 : 21.0 SQ.M

REGULAR PLOTS (1 TO 21)	:	21 Nos.
E.W.S.PLOTS (22,23) (130 SQ.M)	:	2 Nos.
TOTAL No.OF.PLOTS	:	23 Nos.



APPROVED LAYOUT
P.P.D / L.O NO: 72 / 1994

LEGEND
- SITE BOUNDARY
- PROPOSED ROADS
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- CHANNEL
- EWS

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
No.8, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No:120/5B, 120/5C, 120/5D & 120/28 (OLD S.No.120/6A1A1pt) AND 120/68 (OLD S.No.120/6A1A1pt) OF THIRUNINDRAVUR - A 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.