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.LO/243/2023



TOTAL EXTENT (AS PER PATTA)	:	15400 SQ.M
ROAD AREA	:	5690 SQ.M
PARK AREA	:	971 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 48.0 SQ.M.) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 49.0 SQ.M.)	:	97 SQ.M
REGULAR PLOTS (1 TO 71)	:	71 Nos.
E.W.S PLOTS (1195 SQ.M) (72 TO 90)	:	19 Nos.
TOTAL NO.OF.PLOTS	:	90 Nos.

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. 5333/2024, DATED: 28.03.2024, @ SRO KUNDRATHUR.

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 (MA) 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.

(II)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 A AND TAMIL NADU ELECTRICITY BOARD SHALL BE BORNE BY THE APPLICANT.

(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
- NOC FROM ASI TO BE OBTAINED FOR ALL PLOTS BEFORE TAKING UP DEVELOPMENT (i.e.) CONSTRUCTION OF BUILDING IN THE SITE UNDER REFERENCE. (i.e.FROM 100m TO 300m DEPTH)

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

For SAKTHI PROPERTY DEVELOPERS INDIA (P) LTD.

Managing Director

L.A.No.5/2024-25
D. Dis No.1768/2024
Dated 05/8/2024
APPROVED
Subject to the conditions laid down in the proceedings enclosed
COMMISSIONER
Kundrathur Municipality
Chennai - 600 069.

நிபந்தனை

கடைபிடிக்க வேண்டிய நடைமுறைகளில் தவறுகள் நிகழ்ந்திருக்கின்றன என்றோ அல்லது தவறான தகவல்கள் அளிக்கப்பட்டால், உள்ளவைகள் நிரந்தரமாக ரத்து செய்யப்படும் மற்றும் இவை போன்ற நிறைவாக்கினால் ஒப்புதல் அளிக்கப்பட்டிருந்தாலும் என்றோ உணர்ந்தால் வழங்கப்பட்ட அனுமதியை முற்றிலும் நீக்கவோ அல்லது மாற்றி அமைக்கவோ ஆணையருக்கு முழு அதிகாரம் உண்டு என்ற நிபந்தனையுடன் ஒப்புதல் அளிக்கப்பட்டது.

ஆணையாளர்
குன்றத்தூர் நகராட்சி

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For POOJA LIFE SPACES PVT LTD

Managing Director

OWNER'S SIGNATURE

Er.V.KAMALAKKANNAN, B.E.
Kamal Civil Construction
Engineer's & Contractor
RE/GR-II/19/07/111
No.4, Sriram Nagar, Thiruvathur,
Pavunjur, Cheyyur T.k.,
Chengalpattu Dist. - 603 312.
Cell: 90034 72030

LICENSED SURVEYOR

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

Planning Permit No. 15806 Dated: 17.4.2024
P.P.D L.O No: 84/2024
APPROVED
VIDE LETTER No. Layout-I/0243/2023
DATED

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

KUNDRATHUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos. 928/1A,1B1,1B2 & 2 OF KUNDRATHUR "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.