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-1/0343/2023

SITE EXTENT (AS PER PATTA)	:	40100 SQ.M
ROAD AREA	:	11253 SQ.M
PARK AREA	:	4380 SQ.M
PUBLIC PURPOSE AREA (1%)	:	453 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 305.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 148.0 SQ.M)		
REGULAR PLOTS (1 TO 218)	:	218 Nos.
EWS PLOTS (3747 SQ.M) (219 TO 280)	:	62 Nos.
TOTAL NO.OF.PLOTS	:	280 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. 9787/2024, DATED: 22.07.2024, @ SRO REDHILLS.

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 (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.

(II) 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 BYTHE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT .

(III) THE FOLLOWING CONDITIONS OF INDIAN OIL CORPORATION LIMITED,SOUTHERN REGION PIPE LINES, CHENNAI PUMP STATION,MANALI , CHENNAI-68. SRPL/MAN/ML/23-24/25-9

(i)Permission for Green Park/OSR (no other structure is allowed) in S.Nos:75/1,68/2B,68/2A & 68/1A2.
(ii)Existing Road mentioned in layout, the width of 9M in survey No: 74/1A for temporary Paver Block Road crossing across IOCL Row only at one location.
(iii)No permanent structures to be allowed in IOCL 18-meter RoW width.
(iv)The entire pipeline IOCL Row area (18-meter width) shall not be permitted for laying any utilities such as drains, drinking water pipelines, sewage pipes, Power cables, Telecom Cables, OFC, EB poles etc. at any time without taking permission from IOC
Further, it has been observed that a park has been indicated all along IOCL's Row In S.Nos: 75/1,68/2B,68/2A & 68/1A2. by the applicant in the layout sketch submitted by the applicant.
The applicant may please be conveyed that they should not plant any deep rooted trees(More than 1 meter) in that area and based on requirement, the park in RoW would be removed /disturbed whenever there is a requirement for pipeline maintenance like coating works, TLP installation, ROW markers installation etc and laying of any new pipeline.
In view of the above, you are requested to consider giving permission for Layout out site near IOCL's CTMPL pipeline RoW, only if the all the conditions are adhered to. The Map of the location indicating our pipeline Row (highlighted)

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

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

உள்ளாட்சி மன்றப் படி

Planing Permit No. CMDA. no:15890/348/2024/B3
APPROVED
Subject To The Conditions In This Office
LR. No. 2063/2024/B3
Dt. 02.09.2024
N. Sashi
Commissioner 3.9.24
Sholavaram Panchayat Union
This Planning Permission Issued As Per Delegation Of Powers Given By Member Secretary CMDA, Chennai-600 008.

இ.ஒ.எண்...04.....நாள்...2024...
வரைபடம் ஏற்பாதல்
அளிக்கப்பட்டது

தலைவர்
கும்மனூர் ஊராட்சி
சோழவரம் ஒன்றியம்
திருவள்ளூர் மாவட்டம்



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.

OWNER'S SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
O/o: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044-2374 0317, Mobile: 9360899015
LICENSED SURVEYOR

Planning Permit No. 15890 Dated: 05.08.2024
P.P.D / L.O No: 173/2024
APPROVED
VIDE LETTER No.: Layout-1/0343/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 61/3A2B, 68/1A2, 1B, 2A, 2B, 2C, 75/1 & 75/2 OF KUMMANUR 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.