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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

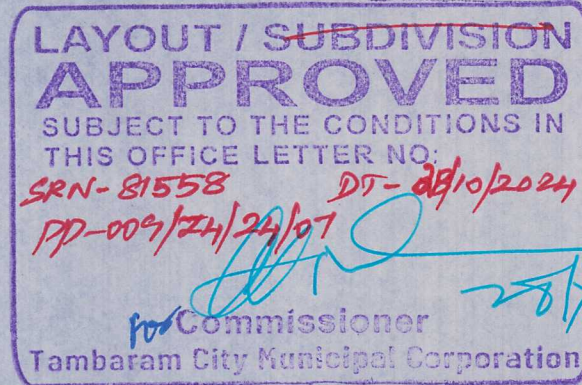
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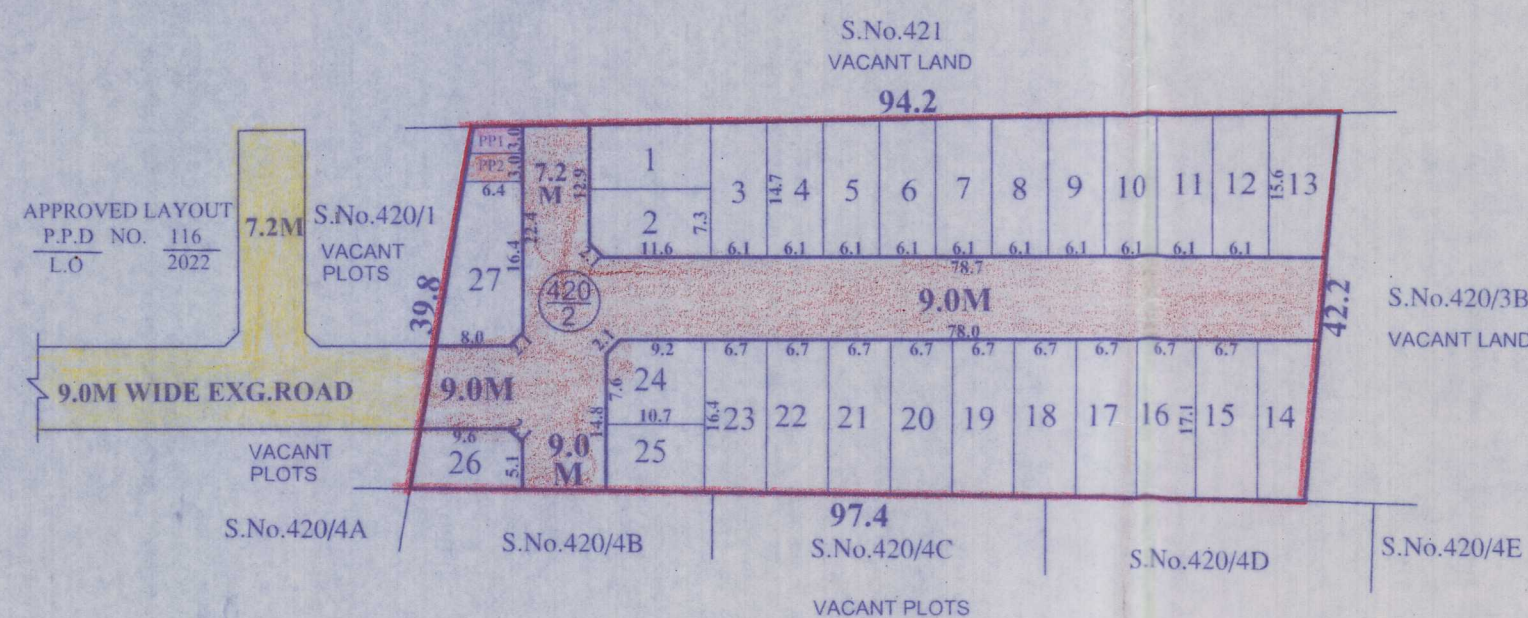
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Official Property Record





For
28/10/24 28/10/24



SITE EXTENT (AS PER DOCUMENT) : 3844 SQ.M
ROAD AREA : 1130 SQ.M
PUBLIC PURPOSE PROVIDED (1%) : 35 SQ.M
P.P-1 HANDED OVER TO THE LOCAL BODY-0.5% AREA-17.0 SQ.M
P.P-2 HANDED OVER TO THE TANGEDCO - 0.5% AREA-18.0 SQ.M
No. OF PLOTS : 27 Nos.

NOTE:

1. SPLAY - 1.5 M x 1.5 M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
PUBLIC PURPOSE AREA-1
PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC. NO.4737/2023, DATED:17.05.2023 @ SRO, PADAPPAL.

உள்ளாட்சி மன்றப் படி

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 (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.

(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.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO 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.

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN S.No:420/2 OF PERUNGALATHUR VILLAGE.

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

OWNER'S SINGNATURE

SATHISH P.B.Tech. Civil.,
Registered Engineer Gr-I
CMDA, Reg. No. RE/Gr-I/19/03/050
No. 3, Main Street, New Anna Nagar,
Pudur, Ambattur, Chennai-600 053.
Mob: 99622 09816 shapzsfoundation@gmail.com

LICENSED SURVEYOR

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

Planning Permit No. 15466 Dated: 24/05/2023

P.P.D
L.O. No: 152
2023
APPROVED

VIDE LETTER No.: Layout-1/0083/2023
DATED : 17/03/2023

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



Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. **15466**

Date of Permit **10/05/2023**

PPD NO: 152
LO 2023

Th. ROOPESH K. SHAH

Old door No: 268/3,

File No **Layout-1/1083/2023**

New No: 64,

Alapakkam Main Road,

Name of Applicant with Address

Maduravoyal, Chennai - 600 095.

Date of Application **17/03/2023**

Nature of Development : ☒ Layout/Sub-division of Land/Building construction/
☒ Charge in use of Land/Building

Site Address **Proposed Layout out of house sites in the**
Land comprised in S.No: 420/2 of

Division No. **Penungalathur Village, Tambaram Taluk,**

Chengalpattu District, Tambaram Corporation Limit.

Development Charge paid Rs. **28,000/-** Challan No. **B-0023352** Date **03/05/2023**

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction 'already' put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

Jaisam
For MEMBER SECRETARY

24/05/2023

CONDITIONS

- Note: 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

// Forwarded //

SRN - 81558

DT - 28/10/2024

ROL NO - 1082/2023/F1-24

Approval NO - 009/24/24/07



COMMISSIONER

**Tambaram City
Municipal Corporation**

28/10/24 28/10/24

**Proceedings of the Commissioner of
TAMBARAM CITY MUNICIPAL CORPORATION**

PRESENT: S BALACHANDER IAS

SRN- 009/CP/24-25/0081558

D.Dis.No...1082/2023/FI-24

Dated : 28-Oct-2024

Approval NO - 009/24/24/07

Sub: TOWN PLANNING - TAMBARAM CITY MUNICIPAL CORPORATION

S.No 420/2 of
PERUNKALATHUR Village -
Approved - Regarding.

ORDER

Permission is hereby granted to Mr.ROOPESH.K.SHAH to Layout of S.No. 420/2 of PERUNKALATHUR Village Into 27 plots subject to the following condition. The approved plans are sent herewith.

The Layout of plot should be in accordance with the approved plan.

Encl: Approved Plan

To

Mr.ROOPESH.K.SHAH

S.NO:420/2, KISHKINTHA SALAI,

Kishkintha Salai, Perungalathur

[Signature]
28/10/24

**Commissioner,
TAMBARAM CITY MUNICIPAL
CORPORATION**

CONDITIONS

S.No.	Condition Name
1	1
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec. (3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) The member secretary, chennai metropolitan development authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fraudulent manner

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstateTM

We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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