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PROCEEDINGS OF THE COMMISSIONER PANCHAYAT UNION SHOLAVARAM
PRESENT: Tmt.N.Santhini

Rc.No.3791/2024/A3 **Date: .01.2025**

Sub: Layout- Thiruvallur District – Sholavaram Panchayat Union – Proposal for laying out of House sites in Angadu Panchayat – Angadu Village - S.No.161/2A3,161/3A3,161/6A, 161/7B,161/8A1A1, 161/10B And 161/11B – Thiru.B.Govindaraj, No.3, Vaikokaran Street, Purasawalkkam, Veppery, Chennai -600007 - New Layout of House Sites 14 Plots admeasuring total land area of 2056 Sqm – Approved - Order issued.

Ref:
1. The Member Secretary, CMDA, Chennai Letter No.Layout-1/0319/2024 Dated: 30.12.2024
2. Gift deed Registered at Sub-Register office, Redhills document No.16690/2024 Dt: 28.12.2024
3. Commissioner, Sholavaram Panchayat R.C.No.3791/2024/A3 Dated:20.01.2025
4. Fees Paid by the Applicant are as follows
   a) Armed forces flag day fund Rs.10000/- 28.01.2025
   b) Development charge(Village Panchayat Fund) Rs.14000/- DD No.900388/28.01.2025
   c) Development charge(Commissioner) Rs.15000/- DD No.900389/28.01.2025

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ORDER:

Permission sought by the applicant Thiru.B.Govindaraj, No.3, Vaikokaran Street, Purasawalkkam, Veppery, Chennai -600007 for the laying out of the house sites in S.No.161/2A3,161/3A3,161/6A, 161/7B,161/8A1A1, 161/10B And 161/11B of Angadu Panchayat – Angadu Village with the total of 14 No. plots admeasuring total land area of 2056 Sqm is approved subject to the conditions specified below in the approval of the Member Secretary, C.M.D.A. Chennai letter received 1st read above.

1. The conditions specified in the Member Secretary C.M.D.A (Layout conditions accompanying Sub-Division of lands in the Chennai Metropolitan Area) letter No. Layout-1/0319/2024 dated:30.12.2024and subjected to the conditions over leaf of Member Secretary, Chennai Planning permission No.16121, Dt.30.12.2024
2. The other conditions specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, sub-Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and Regulations that will be issued by the Government in this regard.
4. The applicant is advised to follow the conditions laid down in the Chennai Metropolitan Development Authority letters cited.
5. 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.
6. If the central and state audit found any default of fees arrived for issuance of Layout permission the applicant have to pay it immediately.
7. The approved plans are enclosed.

N. Santhini 30.1.25.

COMMISSIONER
PANCHAYAT UNION SHOLAVARAM

30.1.25

Encl:

1. Plan PPD/LO No.303/2024 Dt:30.12.2024

2. Conditions Specified in Member Secretary, C.M.D.A permit No.16121, Dt.31.12.2024

3. Conditions Specified in Annexure enclosed in the Secretary C.M.D.A, Chennai. Letter No.Layout-1/0319/2024 dated: 20.01.2025

To
Thiru.B.Govidaraj,
No.3, Vaikokaran Street,
Purasawalkkam, Veppery,
Chennai -600007

Copy to
The Special Officer,Angadu Panchayat.

ANNEXURE

LAYOUT CONDITION ACCOMPANYING LAYOUT OF LANDS IN S.No.161/2A3,161/3A3,161/6A, 161/7B,161/8A1A1, 161/10B And 161/11B **OF ANGADU PANCHAYAT ANGADU VILLAGE SHOLAVARAM PANCHAYAT UNION IN CHENNAI METROPOLITAN AREA.**

1. All streets, sites and other works shall be laid out and demarcated in accordance with the plan No.PPD/LO.No.303/2024 approved in this office lr.No. L1/0319/2024 dated:30.12.2024
2. and no deviation or modification in the alignment the street and dimension of sites, reservations etc. shall be made without prior approval of the Chennai Metropolitan Development Authority.

3. The streets shall be formed to approve levels, metalled, sewered and lighted to the satisfaction of the Executive Authority i.e. Panchayat Unions and Tamil Nadu Panchayats Act, as the case may be.

4. Every site in the area other than the site reserved for specific purpose in the layout plan shall be exclusively utilized for the construction of structures for residential used only.

5. The site shall not be sub-divided without prior approval of the Chennai Metropolitan Development Authority.

6. There shall be a building line from the street boundary as shown in the layout plan and no building other than a boundary wall or fence of a height not greater than 1.5 mts. from the ground level of the street, shall be created in the space between the street boundary and the building line.

7. Only detached houses shall be permitted in the area.

8. Every dwelling house shall be provided with adequate means for the effectual drainage of storm water salvage and sewage for the premises and sufficient and suitable sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary convenience shall be in accordance with such conditions and design as specified by the Health Officer.

9. All sewage water shall be disposed off in such a way as to prevent it from running into, or stagnating on adjacent street, but may be used for watering the gardens or allowed to flow freely into drains or channels after it had been previously treated sanitarily in any manner required by the Health Officer.

10. Except to the extent necessary for the excavation of foundations, leveling or slopping of ground, earth shall not be removed from any site so as to create hollows of borrow pits therein.

11. The space set apart for streets and communal and recreational purposes shall be transferred to the Authority or any Local Authority designated by it, free of cost through a gift deed.

12. The building construction shall be subject to the Development Regulations of the Master Plan for Chennai Metropolitan Area.

13. Developments in the area reserved for the following used as indicated in the plan approved above and be regulated as per the Development Regulations.

i. Residential Plots	: Primary Residential Use Zone
ii. Park/Play Ground	: Open Space & Recreational Use Zone
iii. Public Purpose	: Institutional Use Zone.

14. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.

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15. The area earmarked for public purpose, (iv Post and Telegraph Office, Police Station, etc.) would remain reserved for a specific period of one year from the date of approval to enable the government department concerned to negotiate with the owner and acquire the reserved land if required for them. The cost of the plot should not be more than guideline value. If the promoter adds proportionate development cost on the price of the public purpose plot, the same should be approved by CMDA. After the said period of one year and if none of the agencies purchase the reserved land full/part, the layout owner/ Developer is free to dispose of the site reserved for public purpose to anybody for residential use only.

16. Sign board to be erected at this site.

(--Sd--)
For MEMBER-SECRETARY

(True Copy)

30.1.25

COMMISSIONER
PANCHAYAT UNION, SHOLAVARAM.

30/1/25



our services doesn't just end there

Buying & Selling Services

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

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

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3/350/2 Mettukuppam,
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+91 9996 12 9996
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