Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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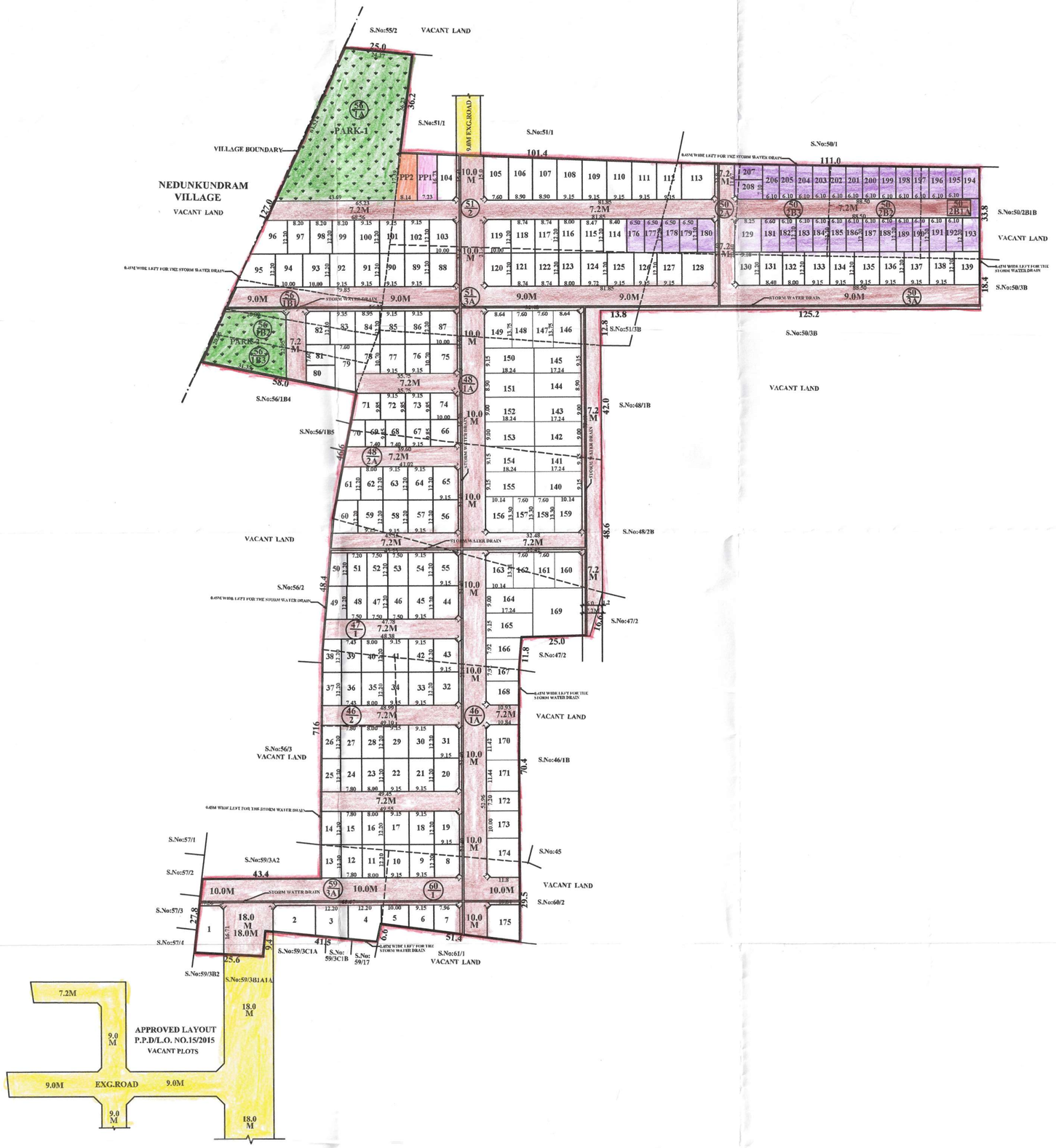
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DIGITALLY VERIFIED RECORD

FILE NO.L1-0107-2025



TOTAL EXTENT (AS PER PATTA)	:	**36398 SQ.M**
ROAD AREA (33%)	:	**12117 SQ.M**
PLOTTABLE AREA (67%)	:	**24281 SQ.M**
10%OSR REQUIRED	:	**2428 SQ.M**
OSR PROVIDED	:	**2439 SQ.M**
(PARK -1: 1862 SQ.M+PARK-2: 577 SQ.M)		
1% PUBLIC PURPOSE REQUIRED	:	**243 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**250 SQ.M**
(PUBLIC PURPOSE AREA-1 : 125.0 SQ.M) **(PUBLIC PURPOSE AREA-2 : 125.0 SQ.M)**		
10% E.W.S.REQUIRED	:	**2428 SQ.M**
E.W.S.RPROVIDED	:	**2428 SQ.M**
REGULAR PLOTS (1 TO 175)	:	**175 Nos.**
E.W.S. PLOTS (176 TO 208)	:	**33 Nos.**
TOTAL No.OF.PLOTS	:	**208 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) — TO REFUR FINAL LETTER

CONDITIONS :

(1) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(7)/12819/INUNDATION POINT/2013, DATED:25.02.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1) THE EXISTING GROUND LEVEL OF THE PROPOSED SITE UNDER REFERENCE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)10.010M AT SOUTH EAST CORNER, (+)9.70M AT NORTHERN PORTION AND (+)10.300M AT EASTERN PORTION OF LANDS TO AVOID INUNDATION DURING FLOODS.
2) APPLICANT SHOULD ALLOT THE LAND FOR WIDTH OF 14.00M LEADS TO A LENGTH OF 70.80M IN THEIR OWN SURVEY NUMBERS 104 AND 105 FOR FORMATION OF SURPLUS COURSE FOR FREE FLOW OF WATER FROM VENGAMBAKKAM TANK AND CONSTRUCT ACROSS THE SURPLUS COURSE ON THEIR OWN COST AFTER OBTAINING NECESSARY DESIGN FROM THE DEPARTMENT.
3) PROPER STORM WATER DRAINAGE CHANNEL OF SIZE 0.45x0.75M SHOULD BE CONSTRUCTED ALL-ROUND THE SITE AND INTERNAL WHEREVER ITS REQUIRED BY APPLICANT AT THEIR OWN COST AND THIS CHANNEL LINKED WITH THE ROAD SIDE DRAINAGE CHANNEL / SURPLUS COURSE AS SHOWN IN DRAWING FOR DRAIN OUT THE RAIN WATER.
4) IN BETWEEN APPLICANT LANDS, A PRIVATE LAND IS SITUATED IN SURVEY NUMBERS 76/3, 76/5A, 76/5B, 76/9A, 79/10B, 90/2, 95/6B, 104/3, 105/4, 159/2 & 162/12B. HENCE, M/s.SAMEERA FOUNDATIONS PRIVATE LIMITED SHOULD NOT OBJECT THE LAND OWNERS OF SURVEY NUMBERS 76/3, 76/5A, 76/5B, 76/9A, 79/10B, 90/2, 95/6B, 104/3, 105/4, 159/2 & 162/12B TO PASS THRO' THE APPLICANT'S LANDS. APPLICANT SHOULD NOT CONSTRUCT COMPOUND WALL AROUND THEIR LANDS.
5) AS PER THE REVENUE RECORDS, THE EXISTING FIELD CHANNEL FROM SLUICE NO.2 IS RUNNING IN SURVEY NUMBERS 94, 91, 90, 89, 88, 77, 76, 63, 64 & 171 THROUGH THEIR PATTA LANDS ONLY. APPLICANT SHOULD BE MAINTAINED CHANNEL AS PER REVENUE RECORDS IN THEIR OWN LAND FOR IRRIGATING EXISTING LOWER DOWN AYACUT OF VENGAMBAKKAM TANK AND ALSO APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL, AND CONSTRUCT MASONRY FIELD CHANNEL FROM SLUICE NO.2 RUNNING IN THIS LAND UPTO THEIR NORTH BOUNDARY, ON THEIR OWN COST WITH THE SUPERVISION & DESIGN OF THE WRD OFFICIALS.
6) NECESSARY CROSS MASONRY STRUCTURES ACROSS THE SURPLUS COURSE IN SURVEY NUMBERS 104 & 105 AND FIELD CHANNEL SHOULD MADE IN THEIR OWN COST.
7) THE PROPOSED SITE SHOULD BE PROTECTED WITH FLOOD PROTECTIVE ARRANGEMENTS AROUND TO SAFEGUARD THE HUMAN LIFE DURING FLOODS.
8) APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT THEIR OWN COST.
9) NO ENCROACHMENT ACTIVITIES SHOULD BE DONE IN THE EXISTING SURPLUS COURSE LAND. THANGAL LAND, ERI ULVOY LAND AND KULAM LAND LIES IN APPLICANT'S LANDS. NECESSARY DEMARCATION SHOULD BE DONE THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF WRD OFFICIALS AND APPLICANT SHOULD FIX THE BOUNDARY POSTS OF SIZE 0.15x0.15x1.50M.
10) THEIR SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER IN THE ABOVE NOTED SURPLUS COURSE AND FIELD CHANNEL.
11) ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICIALS CONCERNED BEFORE THE COMMENCEMENT OF THE WORK.
12) APPLICANT SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVALS OF OBSTRUCTIONS IF ANY FORM WITHIN THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED AND ENSURES FREE FLOW.
13) APPLICANT SHOULD ALLOW THE WATER RESOURCES DEPARTMENT OFFICIALS TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
14) APPLICANT SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE DRAIN AS AND WHEN REQUIRED.
15) APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT FROM TIME TO TIME.
16) AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS BY APPLICANT AT THEIR OWN COST.
17) THE WATER RESOURCES DEPARTMENT HAVE EVERY RIGHT ADDRESS THE CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION PROPOSAL IN CASE OF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THAT EVENT, APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO.T5(7)/12819/INUNDATION POINT/2013, DATED:25.02.2013 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)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.

(IV)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.

(V) 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 AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(VI) 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
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- PARK
- EWS

ஊராட்சிமன்ற / வரைட்சிறிய ஆணை எண் 46 நாள் 26/9/25 -ன்படி முதல் அனிக்கப்படுகிறது 02.02.136 / 185.26 ஊ.ம.ச. எண்.....

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 46/1A, 46/2, 47/1, 48/1A, 48/2A, 50/2A, 50/2B1A, 50/2B2, 50/2B3, 50/3A, 51/2, 51/3A, 56/1A, 56/1B1, 56/1B2, 56/1B3, 59/3A1 & 60/1 OF VENGAMBAKKAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

For SAMEERA FOUNDATIONS PRIVATE LIMITED
Director

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P., (MD) No.8848 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Registered Engineer Grade I: GOBULAKRISHNAN
Sign Date: 07/25/2025 6:14:29 PM

Signature valid
Digitally Signed by Executive Engineer
Reason: I am the author of this document
Location: Tamil Nadu
Date: 2025.09.26 15:39:39 IST

ISO_A0_(841.00_x_1189.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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.