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This Office D. D. S. No: 1332 / 2025 A3
Dt: 16.5.2025 Forwarded to Kuthambakkam.
Panchayat for Final Approval
Commissioner
Poonamallee Panchayat Union
16.5.2025

Layout Approved
As per Condition
R/No: 02/2025
Dt: 20.05.2025
Valid upto: 19.05.2028

தனி அலுவலர்
குத்தம்பாக்கம் ஊராட்சி

FILE NO.L1-365-2024

TOTAL EXTENT (AS PER DOCUMNT)	:	65801 SQ.M
ROAD AREA (28%)	:	18147 SQ.M
PLOTTABLE AREA (72%)	:	47654 SQ.M
10% OSR REQUIRED	:	4765 SQ.M
OSR PROVIDED (PARK AREA-1 : 776.0 SQ.M) (PARK AREA-3 : 2076.0 SQ.M) (PARK AREA-2 : 996.0 SQ.M) (PARK AREA-4 : 938.0 SQ.M)	:	4786 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	477 SQ.M
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA-1 : 244.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 235.0 SQ.M)	:	479 SQ.M
10% E.W.S.REQUIRED	:	4765 SQ.M
E.W.S.PROVIDED	:	4880 SQ.M
REGULAR PLOTS (1 TO 271)	:	271 Nos.
E.W.S. PLOTS (272 TO 344)	:	73 Nos.
TOTAL No.OF.PLOTS	:	344 Nos.
CONVENIENT SHOP	:	4 Nos.
FUTURE DEVELOPMENT PLOT (PLOT NO.345)	:	1 No.

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD,CHENNAI REGION, CHEPAUK, CHENNAI - 5.LETTER NO.DB / T5(3) / F - 7623/NOC KUTHAMBAKKAM VILLAGE/9401/2024/ DATED 05.12.2024, 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 site should be raised to minimum level of (+) 29.750 + 1.10m = (+) 30.850m (ie.,0.17m below the FTL of Nermam Tank (+) 31.020m) with filling varies from 2.630m to 2.655m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. the all - round pavement level within side should not be less than (+)30.850m. The regular habitation should not be below MFL. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during floor periods.

2.The applicant should clearly demarcate the boundary of their land especially on Western side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

3.The permission granted to the applicants, should not be altered / modified/ changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be canceled without any correspondence. Hence, the applicants are solely responsible of genuinety of the documents submitted.

4.The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

5.The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

6.The applicant should not object at any time for the maintenance works/ improvement works of the channels which are proposed to be carried out by WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

7.The applicant should not construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

8.The Government Channel in S.F.No.598 and 600 stretch abutting the applicant boundary on Western side should be marked as per FMB and monitored and maintained by this applicant at his own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the Proposed layout site. Also, the applicant should de-silt the Channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the Proposed land, after the completion of project also.

9.The Government Channel in S.F.No.598 and 600 abutting the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either side of the channel bed as per the FMB upto their stretch at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

10.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

11.The applicants should abide the conditions specified in the prior temporary permission granted for the construction of the culvert across the Surplus Course, by this office letter No. T5(3)/18560/2012, dated 21.12.2012 as well as subsequent agreement. They must ensure that the channel's measurements, as recorded in the Revenue records, are preserved without alteration and No encroachments should be carried out, and the channel must be maintained in accordance with the Revenue records (FMB). If any damages occurred to the Channel, the same should be restored to its original condition at their own cost.

TECHNICAL SUGGESTION:

(a)The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size within the site as per site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicants should make drainage network at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance of the free flow of internal drain to downstream.

(b)The necessary setback distance not less than 3m should be provided especially on Western Side as per site condition as per than norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc.No.4367 / 2019 - BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance report for NOC from WRD.

(c) The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

(d)It is learnt that few private wet patta lands which are un purchased by the applicant is Sand witched between the proposed land. The Revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation according to court of Law and at any cost WRD will not be responsible for any litigation raised by the above other private land owners. However the applicant should give an undertaking to the effect that there will not be any objections or hindrance for their existing activities of the private wet patta lands within the boundary of the applicant wet lands.

(e)The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond restricting the free flow of water.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' responsibility « and it is only for reference purpose to this department. The legal validity of this document Should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view to the above proposed site and in event the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)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.

(III)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.

(IV) 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.

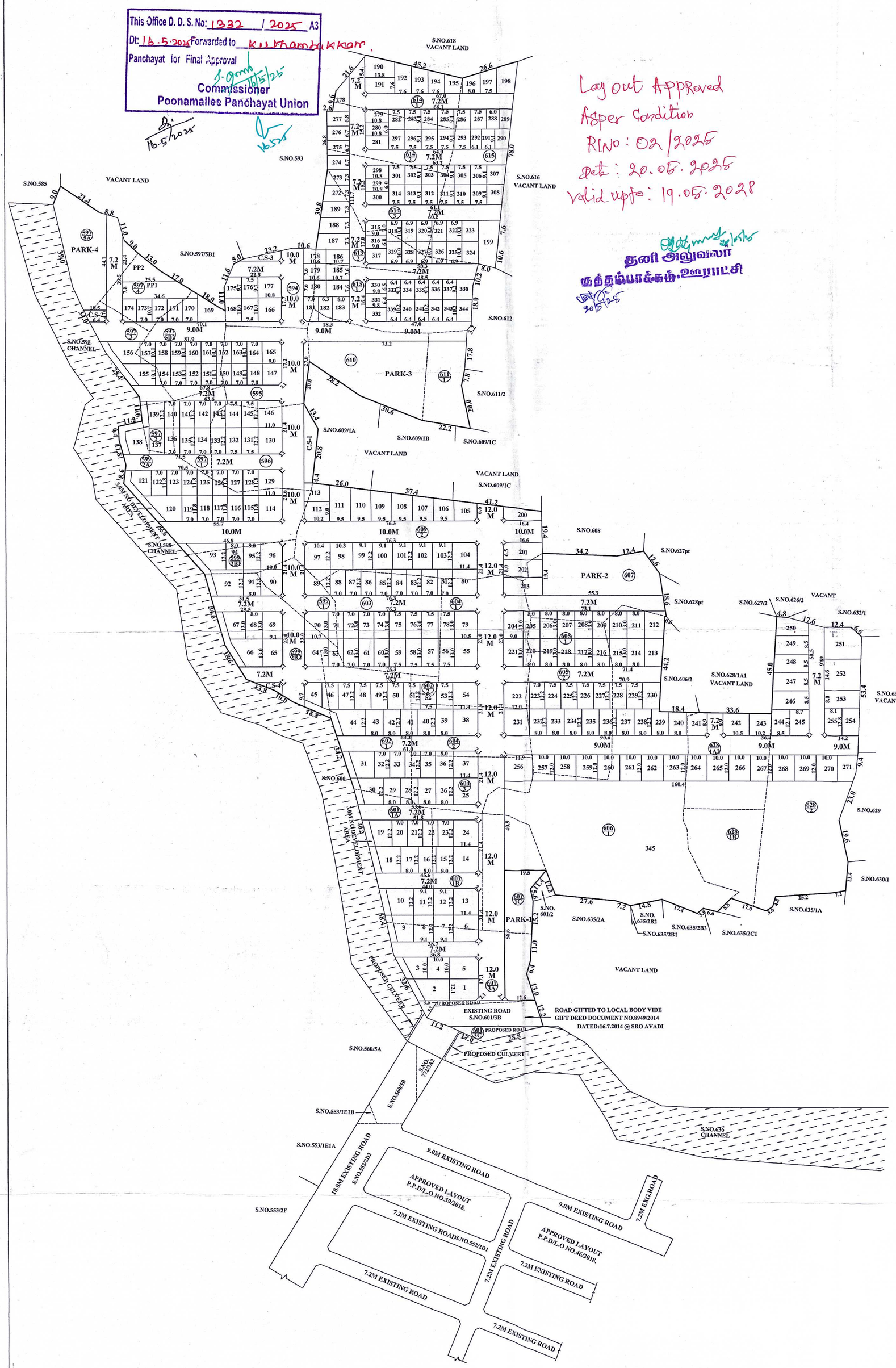
(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DB / T5(3) / F - 7623/NOC KUTHAMBAKKAM VILLAGE/9401/2024/ DATED: 05.12.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- PARK
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS
- CHANNEL
- CONVENIENT SHOP



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

SCALE 1:800

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 594, 595, 596, 597/1,2,3,4,5A,5B2, 599/1,2A,2B1,2B2, 601/1A,1B,1C,3A,3C, 602/1,2, 603, 604/1,2,3, 605/1,2, 606/1, 607, 609/2, 610, 611/1, 613/1,2, 614/1,2,3, 615, 628/1A2,1B & 628/2 OF KUTHAMBAKKAM VILLAGE.

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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

KEY NO. 2688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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.

Signature valid
Digitally Signed by Architect: T.S. BHAGIYASHREE
Sign Date: 02/27/2025 3:03:38 PM

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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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hello@verified.realestate
+91 9996 12 9996
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