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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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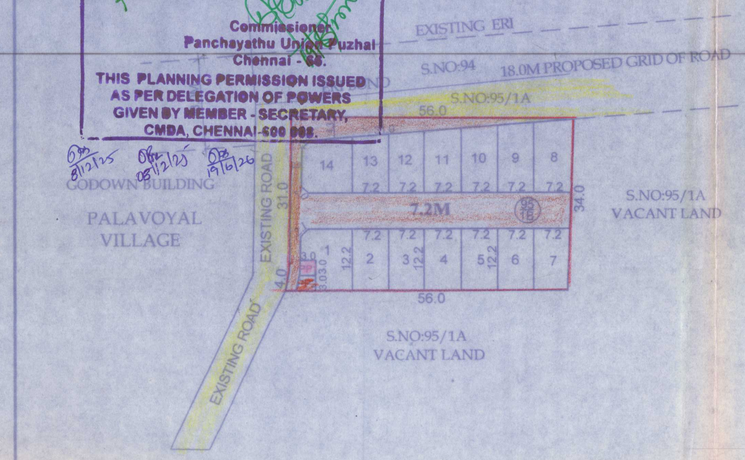
FILE NO.L1/0292/2023

TOTAL EXTENT (AS PER PATTA)	:	**1900 SQ.M**
ROAD AREA	:	**590 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**19 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 9.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 10.0 SQ.M)		
No.OF.PLOTS	:	**14 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.1088/2024, DATED: 02.02.2024, @ SRO REDHILLS .

CMDA Planning Permit No. 15750
APPROVED
Subject to the conditions in this Office
Lr.No. 428/2024/A3
Dt. 19.06.2026 Exp.Dt. ... ...
Commissioner
Panchayathu Union, Puzhal
Chennai - 66.
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY, CMDA, CHENNAI-600 008.



CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/7651 /F-NOC VILANGADUPAKKAM VILLAGE 5482 / 2023 / DATED:02.08.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The applicant's-land should be filled with earth filling with proper compaction to the minimum Level of (+)8.350m (i.e.(+)6.95m below Datum-of Redhills-Tank at F.T.L as (+)15.300m to protect the site from inundation during floods.

The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.230m to 1.300m depending upon the existing field levels. 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 flood periods. The entire pavement level within the site should not be less than (+)8.350m.

2. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially the channel runs along Northern sides in the presence of Revenue and WRD authorities.

3. The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicant is 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 applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

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

7. The applicants 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 applicants 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.

TECHNICAL SUGGESTIONS:

a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site ie., micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, at their own cost rainwater harvesting, roads with road side drains 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.

b) The sewage or any unhygienic drainage (Treated or Untreated) should not be let into Eri /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 Applicant should make drainage network, at his own cost and the same is to be connected to natural storm water drainage channel. There should not be any hindrance to the free flow of internal drain to downstream.

c)The necessary setback distance especially on North should be provided within the site as per the 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-BA2/13.03.2019) during development and no construction activities are to be executed in the setback area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

d) The applicant should get clearance certificate for his 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.

e) The sewage water from the applicant's 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Eri at any cost. At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the Eri restricting the free _flow of water.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(III)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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR DB/T5(3)/7651 /F-NOC VILANGADUPAKKAM VILLAGE 5482 / 2023 / DATED:02.08.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION AND RELEASE OF THE LAYOUT.

(V) 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)

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.

S. Thaiyal
OWNER SIGNATURE

M. SANKARAN B.E.,
CMDA Registered Engineer
(RG No. RE / Grade - 1 / 19/04/138)
No: 3/55, Sembulivaram, Chennai-67
Cell: 9444162115

LICENSED SURVEYOR

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

Planning Permit No. 15750 Dated: 12.02.2024
P.P.D / L.O No: 28/2024
APPROVED
VIDE LETTER No.: Layout-I/0292/2023
DATED :
for 14/2/2024 For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

PUZHAL PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 95/1B OF VILANGADUPAKKAM 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

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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.