

RE

REGULATORY RECORD

RERA Document

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

TOTAL EXTENT (AS PER DOCUMENT&PATTA) :	13800 SQ.M
ROAD AREA (29%) :	3946 SQ.M
PLOTTABLE AREA (71%) :	9854 SQ.M
10% OSR REQUIRED :	985 SQ.M
OSR PROVIDED :	991 SQ.M
1% PUBLIC PURPOSE REQUIRED :	99 SQ.M
PUBLIC PURPOSE PROVIDED :	102 SQ.M

(PUBLIC PURPOSE AREA-1 : 48.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 54.0 SQ.M)

10% E.W.S. REQUIRED :	985 SQ.M
EWS PROVIDED :	1003 SQ.M
REGULAR PLOTS (1 TO 62) :	62 Nos.
E.W.S PLOTS (63 TO 79) :	17 Nos.
TOTAL No.OF.PLOTS :	79 Nos.

- NOTE:
- SPLAY-1.5MX1.5M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
 - ROAD AREA

PARK AREA

PUBLIC PURPOSE AREA-1

PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO)

 } TO REFER FINAL LETTER

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-4409 NOC NADUVEERAPATTU / 2022 / DATED:07.06.2022,ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- The applicants' land should be filled with earth with proper compaction to the level of (+)19.200m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 1.37m to 1.860m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)19.200m [(i.e.) 3.06m above the crest top level of Somangalam regulator (+)16.140m]. The entire pavement should not be less than (+)19.200m and the regular habitation should be only above MFL. Also the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during flood periods.
- The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of micro drains of suitable size within the site as pccording 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 aer site condition and the same should be connected to the local drain / channel / odai, rainwater harvesting and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' land and other materials should not be dumped into the drain / surplus course obstructing free flow of water. the applicants should make drainage network for storm water drainage at their own cost and the same is to be connected to natural storm water drainage/channel.
- Since, the site exists in close proximity with the Maduvu on South in S.F.No.543 i.e.abutting applicant S.F.No. 110/1 & 2A. The necessary setback distance should be provided within the site not less than 15m especially on Southern side and for Northern pocket as per the norms in existence and as per the rules in force of CMDA (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. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD.
- The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Southern side of S.F.No.110/1 & 2A & 2B1 in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the Maduvu of Naduveerapattu village without any encroachments and should be maintained as per Revenue records (FMB). The odai width should not be reduced further in future. If an damages occurred to the odai, the same should be restored to its original condition at their own cost.
- 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.
- The applicants should not object at any time for the maintenance work / improvements work of the maduvu which is 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.
- The applicants should not carry out any other cross/along masonry structures across the water courses before getting prior permission from WRD department.
- 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 cancelled without any correspondence. Hence, the applicants are solely responsible of genuinity of the documents submitted.
- 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.
- 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.
- The Sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water suitable arrangements should be made for the same by the applicants and the Micro drains should be free flow without hindrance. At any cost, sewage / sullage should not be let into the drain or channel.
- 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/Channel. The NOC for their site from the WRD is purely of inundation point of view. 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 the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicants shall not be eligible for any compensation what so ever and as well as legal entity.

(II)TNCD BR-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,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

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) TNCD BR-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.

(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DB/TS(3)/F - 4409 NOC NADUVEERAPATTU/2022, DATED:07.06.2022,AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V) THE APPLICANT SHALL DEVELOP STILT FLOOR MAINTAINING NO HABITATION BELOW THE MFL AS PER THE WRD REMARKS.

(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

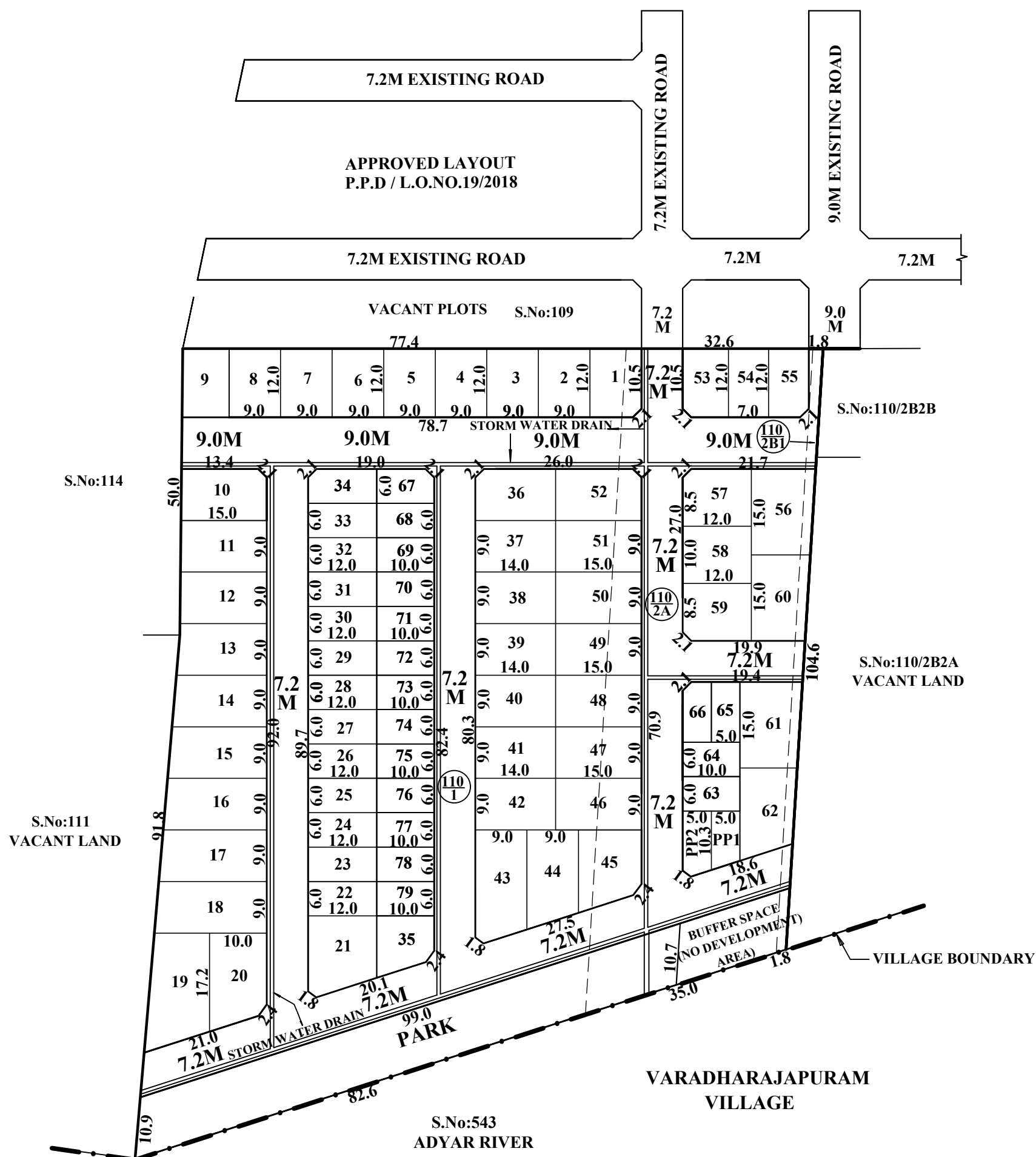
PUBLIC PURPOSE-2

EWS

PARK

ADYAR RIVER

BUFFER SPACE



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 110/1, 110/2A & 110/2B1 OF NADUVEERAPATTU VILLAGE.

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

Applicants (Owner / Developer / Power of Attorney)										This Planning Permission issued under New Rule TNCD BR. 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.	For (Deputy Planner / Chief Planner / Member-Secretary) Layout Division.	KEY NO. 2688	QR CODE

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](#)



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

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

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

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



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.

