Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Water Resources Department

From
Er.K. Asokan M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

Letter.No.DB / T5(3) / F- 8607&8911VaradarajapuramEramaiyur10078 / 2023 / dated. 07.12.2023

Sir,

Sub: CMDA – Area Plans Unit – Layout Division – Planning permission for the Layout of house sites in S.No.352/1, 353/1A2, 1B2 & 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 3, 416/1A, 2A1B & 2A2A, 418/1B, 2B & 3B, 419/1 & 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2 & 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 2B1, 446/1B, 1C1, 2B1 & 2B2A, 454/1A1 & 1B1, 455/1A, 463/1A & 2A, 464/1A2B, 1A3A, 1A3B, 2 & 3A, 465/1, 2, 3, 4 & 5, 466/1A, 467/1, 468/1 & 2, 469/1, 2, 3, 6 & 7, 470/1A, 2A & 2B, 472/2A2 & 2B of Varadharajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 151/2 of Erumaiyur village, Kundrathur taluk, Kancheepuram district, Kundrathur Panchayat union limit – specific remarks along with NOC on Inundation point of view – issued – regarding.

Ref : 1.The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8's letter No.Layout - 1 / 0267 / 2023-1 / 09.10.2023.

******

With reference to the 1st letter cited above and after careful consideration the technical opinion along with NOC on inundation point of view of this department is hereby accorded for the Planning permission for the Layout of house sites in S.No.352/1, 353/1A2, 1B2 & 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 3, 416/1A, 2A1B & 2A2A, 418/1B, 2B & 3B, 419/1 & 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2 & 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 2B1, 446/1B, 1C1, 2B1 & 2B2A, 454/1A1 & 1B1, 455/1A, 463/1A & 2A, 464/1A2B, 1A3A, 1A3B, 2 & 3A, 465/1, 2, 3, 4 & 5, 466/1A, 467/1, 468/1 & 2, 469/1, 2, 3, 6 & 7, 470/1A, 2A & 2B, 472/2A2 & 2B of Varadharajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 151/2 of Erumaiyur village, Kundrathur taluk, Kancheepuram district, Kundrathur Panchayat union limit in favour of M/s.Kishkinta Land Development Pvt Ltd, Represented by its Authorised signatory Me.Dega Srinivasalu GPA on behalf of M/s.Vees Properties Ltd, No.36/1, Gandhi Mandapam Main Road, Kotturpuram, Chennai – 600 085.

The proposed site was inspected by the field officers and the field levels were taken from the Crest level (+)11.920m of existing old Subulakshmi Anicut (at present damaged condition) across Adyar river in Varadarajapuram village adjacent to the

7/12/23

applicant site on Southern side. The above site is surrounded by vacant plots & land on West & South, Kishkinta Amusement park and vacant lands on East and Tambaram – Dhargas (Erumaiyur) road on Northern side having level as (+).14.745m, further Vandalur – Minjur ORR on East about 450m away from the site having level as (+).15.600m, Erumaiyur tank located on North-Western side of the site about 220m away from site having its FTL as (+).18.260m and MWL as (+).18.875m. The existing field teerain found to be slope towards West to East direction and these lands are classified as Wet lands as per Revenue records and these lands are ayacut lands feeding from Somangalam Maduvu..

Condition of Adayar River in 2015 floods

Due to heavy rains in Chennai, Chengalpattu, Kancheepuram & Thiruvallur districts during the North East Monsoon, the months of November and December 2015, particularly single day (i.e. 01.12.2015) rainfall of 479 mm was recorded. In Chembarambakkam Tank, Adayar River encountered a heavy flow from 01.12.2015 to 05.12.2015 to the tune of morethan 45000 Cusecs near above said land on 02.12.2015. the unprecedented rainfall with a return period of more than the 100 years.

Due to occurrence of heavy intensity of rainfall occurred in the entire catchment area of Adayar basin resulting in breaching of many major and small tanks. The urbanized catchment area resulting with radical change of land use and increased coefficient of runoff in turn increased flood inflow in to the tanks and streams. Hydraulic inefficiency of the river course and micro & macro drains due deposition (siltation), accreditation (erosion) and constrains due to encroachments of various forms. Due to these conditions, the Maximum Flood Level (MFL) near the site under reference during the 02.12.2015 floods was assessed **(+) 15.800 MSL as well as the Adyar river MFL.**

Present condition of Adayar River

The Adayar river had been widened, de-silted and evicted the encroachments in water flow area, providing adequate inlet arrangements wherever necessary under CRRT project. In addition to, the Government has issued a G.O. No. (4D) No.7 dated 17.10.2016, G.O. No (MS) No.55 dated 19.02.2021 & G.O. on 19.04.2022 for widening de-silting and Standardization of Adayar river and its tributaries, providing Inlet arrangements and retaining wall, in the Adyar River from Adhanur Tank surplus to Manapakkam Check Dam and Kancheepuram district regarding Long term flood mitigation project.

3/12/23

In this project, the maximum flood level of the Adyar river is reduced into (+)15.200m as well as nearby site. Due to these circumstances, to project the applicant site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the Maximum flood level of Adayar River. Hence, the applicant site must be raised at the level of (+) 15.200m + 0.60m = **(+)15.800m.** And also, the entire site must be at the minimum level of (+) 15.800 m in order to avoid any inundation in future.

To overcome any possibility of inundation, the ground level of the site should be raised to a minimum level of (+)15.800m (i.e.,)above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. The applicant existing field level varies from (+).13.840m to (+).14.430m and depth of filling of the applicant site requires from 1.37 to 1.96m above the existing ground level, so as to avoid inundation. Hence, the applicant is suggested not to have regular habitation below MFL.

To ascertain the gravity of inundation of the said Land, corresponding field levels of the adjoining lands were taken and furnished as detailed below:

<table>
<tr><th rowspan="2">Sl. No.</th><th rowspan="2">Field Survey Number</th><th rowspan="2">Existing Field Level in m</th><th colspan="2">Required height of filling with respect to the Existing level</th></tr>
<tr><th>Required Level in m</th><th>Height Filling in m</th></tr>
<tr><td>1.</td><td>352/1</td><td>(+)13.840</td><td rowspan="5">(+)15.800</td><td>1.96</td></tr>
<tr><td>2.</td><td>353/1A2</td><td rowspan="3">(+)13.900</td><td rowspan="3">1.90</td></tr>
<tr><td>3.</td><td>353/1B2</td></tr>
<tr><td>4.</td><td>353/2B</td></tr>
<tr><td>5.</td><td>412/1</td><td rowspan="2">(+)13.970</td><td rowspan="2"></td></tr>
<tr><td>6.</td><td>414/1A</td><td>1.83</td></tr>
<tr><td>7.</td><td>415/1A1B</td><td rowspan="7">(+)14.210</td><td rowspan="9">(+)15.800</td><td rowspan="7">1.59</td></tr>
<tr><td>8.</td><td>415/1A2B</td></tr>
<tr><td>9.</td><td>415/1A3B</td></tr>
<tr><td>10.</td><td>415/1A4B</td></tr>
<tr><td>11.</td><td>415/1A5B</td></tr>
<tr><td>12.</td><td>415/1A6B</td></tr>
<tr><td>13.</td><td>415/3</td></tr>
<tr><td>14.</td><td>416/1A</td><td rowspan="3">(+)14.290</td><td rowspan="3">1.51</td></tr>
<tr><td>15.</td><td>416/2A1B</td></tr>
<tr><td>16.</td><td>416/2A2A</td></tr>
</table>

21/12/23

17.	418/1B	(+)14.310		1.49
18.	418/2B			
19.	418/3B			
20.	419/1	(+)14.100		1.70
21.	419/2A			
22.	420/1	(+)13.880		1.92
23.	421/1			
24.	444/1A	(+)14.150		1.65
25.	444/1F			
26.	444/2A1			
27.	444/2B1B			
28.	444/2B2			
29.	444/2B3			
30.	444/2A5A1			
31.	444/2A5A2			
32.	444/2A5B			
33.	445/1A1	(+)14.270	(+)15.800	1.53
34.	445/1A2			
35.	445/1A3			
36.	445/1A4			
37.	445/1B1			
38.	445/1B2B			
39.	445/1B2C			
40.	445/1B2D			
41.	445/1C			
42.	445/2A			
43.	445/2B1			
44.	446/1B	(+)13.980		1.82
45.	446/1C1			
46.	446/2B1			
47.	446/2B2A			
48.	454/1A1	(+)14.060		1.74
49.	454/1B1			
50.	455/1A			

21/12/23

51.	463/1A	(+)14.350		1.45
52.	463/2A			
53.	464/1A2B	(+)14.210		1.59
54.	464/1A3A			
55	464/1A3B			
56	464/2			
57	464/3A			
58	465/1	(+)14.120	(+)15.800	1.68
59	465/2			
60	465/3			
61	465/4			
62	465/5			
63	466/1A	(+)13.980		1.82
64	467/1	(+)14.050		1.75
65	468/1	(+)13.920		1.88
66	468/2			
67	469/1	(+)14.030		1.77
68	469/2			
69	469/3			
70	469/6			
71	469/7			
72	470/1A	(+)13.890		1.91
73	470/2A			
74	470/2B			
75	472/2A2	(+)13.940		1.86
76	472/2B			
Erumaiyur village				
77	148/4B	(+)14.430	(+)15.800	1.37
78	149/4A			
79	150/4B1	(+)14.150		1.65
80	150/5B1			
81	150/13A			
82	150/14			
83	151/2	(+)14.060		1.74

5/12/23

Based on the available Revenue records as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view for the planning permission for the Layout of house sites in S.No.352/1, 353/1A2, 1B2 & 2B, 412/1, 414/1A, 415/1A1B, 1A2B, 1A3B, 1A4B, 1A5B, 1A6B & 3, 416/1A, 2A1B & 2A2A, 418/1B, 2B & 3B, 419/1 & 2A, 420/1, 421/1, 444/1A, 1F, 2A1, 2B1B, 2B2, 2B3, 2A5A1, 2A5A2 & 2A5B, 445/1A1, 1A2, 1A3, 1A4, 1B1, 1B2B, 1B2C, 1B2D, 1C, 2A & 2B1, 446/1B, 1C1, 2B1 & 2B2A, 454/1A1 & 1B1, 455/1A, 463/1A & 2A, 464/1A2B, 1A3A, 1A3B, 2 & 3A, 465/1, 2, 3, 4 & 5, 466/1A, 467/1, 468/1 & 2, 469/1, 2, 3, 6 & 7, 470/1A, 2A & 2B, 472/2A2 & 2B of Varadharajapuram village and S.No.148/4B, 149/4A, 150/4B1, 150/5B1, 13A & 14 and 151/2 of Erumaiyur village, Kundrathur taluk, Kancheepuram district, Kundrathur Panchayat union limit in favour of M/s.Kishkinta Land Development Pvt Ltd, Represented by its Authorised signatory Me.Dega Srinivasalu GPA on behalf of M/s.Vees Properties Ltd, No.36/1, Gandhi Mandapam Main Road, Kotturpuram, Chennai – 600 085 is hereby issued to Chennai Metropolitan Development Authority subject to the following conditions and technical suggestion, besides as any other Mandatory clearance of statutory permission from any other organization or department for the consideration of planning permission by CMDA.

Conditions

1. The applicant's land should be filled with earth with proper compaction to the level of (+)15.800m 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 1.96m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.800m (i.e.,)above 3.88m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side. to avoid inundation from River Adyar during the heavy rains. The entire pavement level should not be less than (+)15.800m as tabulated and regular habitation purpose should not be below the MFL.

2. The applicant should clearly demarcate the boundary of their land 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).

3/12/23

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 cancelled 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. 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 this site from the WRD is purely issued on the basis of inundation point of view.

Technical Suggestions

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. 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 applicants' 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 to the free flow of internal drain to downstream.

b). The applicant should provide necessary setback distance within the site as per site condition 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 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas

7/12/23

in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c). The applicants' lands are seems to be Ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. 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). 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.

21/12/20

for Chief Engineer, WRD.,
Chennai Region, Chennai – 5

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.