Verified RealEstate™

RE REGULATORY RECORD

RERA Document

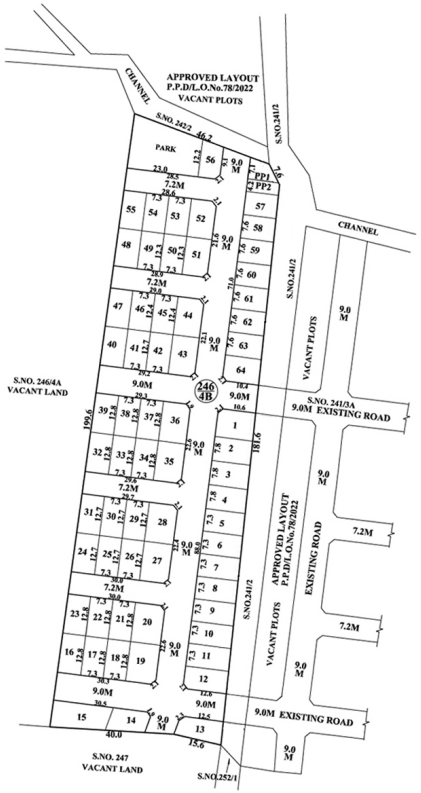
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Published for reference. The authority's own register is the operative record.

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FILE NO.L1-0121-2025



TOTAL EXTENT (AS PER DOCUMENT)	: 9834 SQ.M
ROAD AREA (35%)	: 3405 SQ.M
PLOTTABLE AREA (65%)	: 6429 SQ.M
OSR EXEMPTED UP TO	: 3000 SQ.M
BALANCE AREA	: 3429 SQ.M
10% OSR CHARGES REQUIRED	: 343 SQ.M
OSR PROVIDED	: 343 SQ.M
1% PUBLIC PURPOSE REQUIRED	: 64 SQ.M
PUBLIC PURPOSE PROVIDED	: 92 SQ.M
(PUBLIC PURPOSE AREA-1 : 50.0 SQ.M)	
(PUBLIC PURPOSE AREA-2 : 42.0 SQ.M)	
No.OF.PLOTS	: 64 Nos.

NOTE:
1. SQ.M = SQUARE METER
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
1. ROAD AREA
PARK AREA
PUBLIC PURPOSE AREA-1
PUBLIC PURPOSE AREA-2
(RESERVED FOR VARIOUS)
TO REFER FINAL LETTER

Technical suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain drains of suitable sizes within the site as per the site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains sewerage treatment plant and its disposal and garbage's/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 to the free flow of internal drain to downstream,

b. Since The Site Exists In Close Proximity With The Channel With The Site The Necessary Setback Distance Should Be Provided Within The Site As Per Site Conditions Along Of The Channel 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, channai-2 vide ROC No.4367/2019-BA2/13.01.2019) during development and their should not be any construction activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD

c. 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 Applicants, And As Well As The Construction Materials/Debris/Garbages Should Not Be Dumped Into The Channel/River 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 Channel/river Restricting The Free Flow Of Water.

d.The applicants should get clearance certificate for their 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 owner of the document received from the applicants 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 applicants shall not be eligible for any compensation what so ever 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 (MA1 DEPARTMENT DATED 31.1.2020 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 BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(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 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 STIPULATE BY WRD IN THEIR LETTER NO. DB/TS(3)/IS-NOC 003215/INOC/AYALCHERI VILLAGE/ 2326/2024/ DATED:08.05.2024, 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 MPL AS PER THE WRD REMARKS AND ALSO AS PER THE CONDITIONS OF THE WRD PROPOSED RCC CULVERT TO BE CONSTRUCTED WHILE TAKING UP DEVELOPMENT

(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
- CHANNEL
- PARK

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

POONAMALLE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 246/4B OF AYALCHERI VILLAGE . (SORANCHERI -A AS PER PATTA)

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

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)

Signature valid
Signed by Village Panchayat President
Location: Thiruvallur
Date:2025.12.04 18:56:03

ISO_A1_(841.00_x_594.00_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.