Verified RealEstate™

RE REGULATORY RECORD

RERA Document

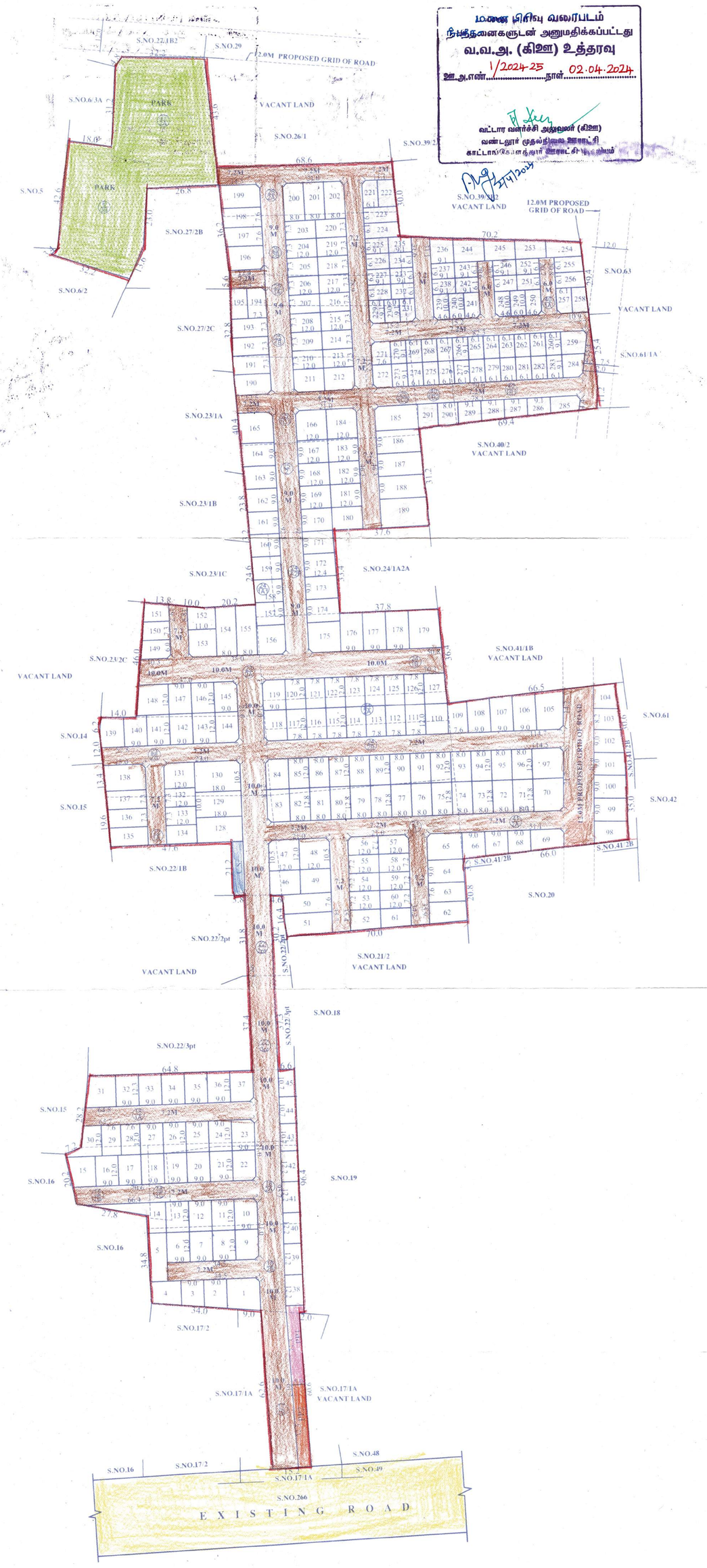
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



மனை பிரிவு வரைபடம்
நிபந்தனைகளுடன் அனுமதிக்கப்பட்டது
வ.வ.அ. (கிஇ) உத்தரவு
ஊ.அ.எண் 1/2024-25 நாள் 02.04.2024
வட்டார வளர்ச்சி அலுவலர் (கிஇ)
வண்டலூர் முதல்நிலை ஊராட்சி
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்

FILE NO.L1-305-2023

TOTAL EXTENT (AS PER DOCUMENT & GPOA DOCUMENT)	:	**47267 SQ.M**
ROAD AREA	:	**14738 SQ.M**
ROAD AREA - 14636 SQ.M HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 1961 /2024, DATED:09.02.2024, @SRO GOODUVANCHERY)		
ROAD AREA - 102 SQ.M HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 3474 /2024, DATED:05.03.2024, @SRO GOODUVANCHERY)		
PARK AREA (HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. (1961 /2024, DATED:09.02.2024, @SRO GOODUVANCHERY)	:	**3332 SQ.M**
PUBLIC PURPOSE AREA (1%) (PUBLIC PURPOSE AREA-1 : 165 SQ.M) (PUBLIC PURPOSE AREA-2 : 167 SQ.M) (HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. (1961 /2024, DATED:09.02.2024, @SRO GOODUVANCHERY)	:	**332 SQ.M**
REGULAR PLOTS (1 TO 220)	:	**220 Nos.**
E.W.S.PLOTS (4452 SQ.M) (221 TO 291)	:	**71 Nos.**
TOTAL NO.OF.PLOTS	:	**291 Nos.**
CONVENIENT SHOP	:	**1 No.**

உள்ளாட்சி மன்றப் படி

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 1961/2024, DATED: 09.02.2024, @SRO GOODUVANCHERI & GIFT DEED DOCUMENT NO. 3474/2024, DATED: 05.03.2024, @SRO GOODUVANCHERI.

CONDITIONS

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-009554/VANADALUR VILLAGE 000061/2024/ DATED 22.01.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)15.500m to (+)16.00m (i.e.,)0.08m to 0.58m below the sill level of Vandalur Periya Eri (+) 16.080m. 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 1.040m to 1.410m-depending upon the existing field levele, as indicated in the table. Also, the applicants 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 all round pavement level within the site should not be less than (+)15.500m to (+)16.00m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land / water body and the same should be maintained as it is in the Revenue records.

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 / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view

Technical Suggestion

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. (i.e.pheripheral drain of size not less than 1.20m x 1.00m and lateral drains of suitable size within the site as per 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 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 necessary setback distance should be provided with in 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, Chenna-2 vige Roc No 4367/2019-BAZ/Dated: 13.03.2019) during development and there should not be any construction activities in setback area in future also, the CMDA should issue completion certificate only after obtaining compliance certificate 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 sile boundaries.

d. The sewage water from the applicant and 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/tank at any cost

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

e. As per Revenue records, the S.No. 21, 22, 23, 24, 25, 26, 27, 40, 41 were mentioned as Mudichur tank's Neer Muzhadal (submerged condition site), but in accordance with Second Master Plan, CMDA has informed the above mentioned S.No. as Primarily Residential zone, moreover during site inspection it is assessed that surrounding area was urbanised as well as the applicant should not disturb the existing catchment drains to the Muoichur tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verity & ensure before approval of above land since this issue lies entirely on discretion of CMDA WRD will not be held responsible at any cost regarding above said lands since WRD is issuing NOC regarding the inungation point of view only as per site condition. Further this case should not be considered or treated as precedent for any other cases in future

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 whatsoever and as well as legal entity

(II)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 (MA1) 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.

(III) 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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-009554 VANDALUR VILLAGE 000061/2024/DATED: 22.01.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V) THE APPLICANT 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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- CONVENIENT SHOP

For VISHWAK VALUE HOMES LLP.
R. Ramaprabha
Partner

For VISHWAK PROPERTIES
V. E. Sudhan
Partner
E. Sudhalai
C. Anbu

OWNER'S SIGNATURE

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.

H. SATHAKAN ROOHI
CMDA Regd. No: RA/Gr.1/19/05/218
DTCP Regd. No: CGLRGN/RA/Gr-1/2019/12/060
G.C.C. No: RA101382019
Regd. No: CA/2015/67818
Plot No.48, Kamaraj Nagar,
Periya Mathur, Chennai - 600 068.
Ph: 9171609007
Email: shreekapiladesigns@gmail.com

LICENSED SURVEYOR

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

Planning Permit No. 15754 Dated: 7.3.2024
P.P.D L.O No: 32/2024
APPROVED
VIDE LETTER No.: Layout-1/0305/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KATTANKOLATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 6/3B, 17/1B, 18/1A,1B,1C,2A,2B, 21/1, 22/1A,2pt,3pt, 23/2A,2B, 24/1A1,1A2B,1B,2A,2B, 25/1A,1B,1C1,1C2,2, 26/2A 2B, 27/2A, 40/1A,1B1,1B2 & 41/2A OF VANDALUR 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

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.