

RE

REGULATORY RECORD

# RERA Document

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

|                                                             |              |
|-------------------------------------------------------------|--------------|
| SITE EXTENT (AS PER DOC & PATTA)                            | = 19708 SQ.M |
| ROAD AREA                                                   | = 5918 SQ.M  |
| PARK AREA (OSR)                                             | = 1487 SQ.M  |
| PUBLIC PURPOSE PROVIDED (1 & 2)                             | = 152 SQ.M   |
| PUBLIC PURPOSE SITE - 1 & 75 SQ.M (RESERVED FOR LOCAL BODY) |              |
| PUBLIC PURPOSE SITE - 2 & 75 SQ.M (RESERVED FOR TANGEDOO)   |              |
| EWS PROVIDED                                                | = 1425 SQ.M  |
| REGULAR PLOTS                                               | = 111 NOS    |
| (1 TO 100, 109 TO 111, 119, 120, 128 TO 131)                |              |
| EWS PLOTS                                                   | = 20 NOS     |
| (101 TO 108, 112 TO 118, 121 TO 123) (1495 SQ.M)            |              |
| TOTAL NO. OF PLOTS                                          | = 131 NOS    |

## NOTE

1. DISPLAY - 1:500 X 1:500
2. MEASUREMENTS ARE INDICATED EXCLUDING DISPLAY DIMENSIONS
3. ROAD AREA
4. PARK AREA
5. PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
6. PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDOO)

WERE HANDLED OVER TO THE LOCAL BODY VIDE GFT DEED  
DOC NO. 4385 / 2024 DATED: 22/05/2024 @ SRO PADAPPAL

## CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE DE PWD, WRD, CHENNAI REGION, CHEPALK, CHENNAI-5, LETTER NO.DBT/31F-NOG-002517 VARADHARAJAPURAM VILLAGE 01239/2024 DATED 05.04.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. THE APPLICANT'S LAND SHOULD BE FILLED WITH EARTH FILLING WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+) 20.250M S.E. 2.050M ABOVE THE INLET SLUICE OF THE HANNAKAM TRIBUTARY OF ADAYAR RIVER IN MANNEVAKKAM VILLAGE AS (+) 18.200M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30METRE DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION FOR THE DEPTH FROM (+) 15.0M TO (+) 15.50M DEPENDENCY UPON THE EXISTING FIELD LEVELS. 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 (+) 18.250M AND THE REGULAR HABITATION SHOULD NOT BE BELOW MFL.
2. THE APPLICANTS SHOULD CLEARLY DEMARCATe 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 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 GENUINITY 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 IN S.F NO. 101 CHANNEL. THE NOC FOR THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF FOUNDATION POINT OF VIEW.
7. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE RIVER / CHANNEL / POND WITHOUT PRIOR PERMISSION FROM WRD IF ANY DAMAGES OCCURRED TO THE CHANNEL / CDAI OR ANY WATER BODIES THAT BELONG TO GOVERNMENT. THE SAME SHOULD BE RESTORED AND RECTIFIED TO ITS ORIGINAL CONDITION AT THEIR OWN COST BY THE APPLICANT.
8. THE CHANNEL (CDAI) IN S.F NO 73 & 130 ON WESTERN SIDE AND S.F NO. 1 & 107 ON SOUTHERN SIDE BOUNDARIES ALONG THE STRETCH OF APPLICANTS LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AT THE APPLICANTS OWN COST. THE BED LEVEL OF THE ABOVE CHANNEL SHOULD BE ASCERTAINED AND RESORTED BEFORE COMMENCING THE DEVELOPMENT ACTIVITY IN PRESENCE OF THE EXECUTIVE ENGINEER, MOREOVER THE WIDTH OF ENTIRE FIELD CHANNEL AS PER REVENUE RECORDS (FMB) WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE IN MEASUREMENT AS PER REVENUE RECORDS AT ANY COST.
9. THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE BOUNDARY S.F NO 73 & 130 ON WESTERN SIDE AND S.F NO. 1 & 107 ON SOUTHERN SIDE SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT HIS OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCRoACHMENT AS PER REVENUE RECORDS AND THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL SHOULD BE MAINTAINED. THE APPLICANT SHOULD MAKE NECESSARY PERIODICAL ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DE-SILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDERANCE FOR FREE FLOW OF WATER AT HIS OWN COST BOUNDARY ALONG THE PROPOSED LAND.
10. THE APPLICANTS SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK / IMPROVEMENTS WORK OF THE CDAI TO BE CARRIED OUT BY WRD. THE APPLICANT SHOULD NOT DUMP THE GARBAGES/DEBRIS IN THE CDAI AND AVOID THE SEWAGE WATER INTO THE CHANNEL ETC. THE APPLICANT 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) ARE TO BE CARRIED OUT BY WRD IN FUTURE PERIODICALLY.

## TECHNICAL SUGGESTIONS:

(A) THE APPLICANTS SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK DRAIN AS MICRO DRAINS I.E PERIPHERAL DRAIN OF SUITABLE SIZE NOT LESS THAN 1.20M X 0.30M & LATERAL OF SUITABLE SIZES WITHIN THE SITE AS PER THE SITE CONDITION. THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN / CHANNEL, RAINWATER HARVESTING, ROADS WITH ROAD SIDE DRAIN AND SEWAGE TREATMENT PLANT 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 HINDERANCE TO THE FREE FLOW OF ATTERIAL DRAIN TO DOWNSIDE.

(B) THE NECESSARY SETBACK DISTANCE ESPECIALLY 3.00M ON WESTERN AND SOUTHERN SIDE SHOULD BE PROVIDED WITHIN THE SITE AS PER SITE CONDITION AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMIA (AS PER THE CIRCULAR ISSUED BY THE OFFICE OF THE COMMISSIONER OF TOWN & COUNTRY PLANNING, CHENNAI - 2 VIDE ROC NO 4387 / 2019-BA2 DATED: 13.03.2019) DURING DEVELOPMENT AND THERE SHOULD NOT BE ANY CONSTRUCTION ACTIVITIES IN FUTURE ALSO, THE CMIA 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 SITE BOUNDARIES.

(D) THE SEWAGE WATER FROM THE APPLICANT 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/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.

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.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO DBT/31F-NOG-002517 VARADHARAJAPURAM VILLAGE 01239/2024 DATED 05.04.2024 AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) TNCDBR-2019 RULE NO. 47 (B) IN G.O (M) No.18, MAWS DEPARTMENT DATED 08.08.2019 & AMENDMENTS APPROVED IN G.O (M) No. 18, MAWS (M) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGO 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 TANGEDOO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(IV) TNCDBR-2019, RULE NO. 47 (C) & AMENDMENTS PUBLISHED IN TNGO ISSUE NO. 41 DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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.

(V) TNCDBR-2019, RULE NO. 47 (I).

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWAGE, 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.

(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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- EWS AREA
- PUBLIC PURPOSE 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE 2 GIFTED TO LOCAL BODY (FOR TANGEDOO)
- CHANNEL

இப்பதில் அளிக்கப்படுகிறது  
அ.ச. அளவை: 255 / 18.8.97ல் உத்தரவு  
இதன்மேல் இம்மாதிரியான உத்தரவு  
சான்று 49/2019-25 நாள் 24-6-24ல்  
அளிக்கப்பட்டிருக்கிறது  
வாராட்சு ஒப்பந்த அளிக்கப்படுகிறது

This Planning Permission issued under New Rule  
TNCDBR, 2019 is subject to final outcome of the  
WRMCI No. 104 of 2019 and WMP (MD)  
No. 6912 & 6913 of 2019.

|                                                                                                                                                                                                                                                                         |                                  |                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <p>For ABE ESTATES PVT. LTD.</p> <p><b>M. SARAVANAN, I.S.JL.</b></p> <p>Director</p> <p>ADVOCATE &amp; NOTARY PUBLIC</p> <p>OWNER'S SIGNATURE</p> <p>108, Cross Street, Sakinaka, Chennai-600 028</p>                                                                   |                                  | <p>CONDITIONS:</p> <p>THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED</p> |
| <p>Planning Permission No. 15830</p> <p>Date: 22/5/2024</p> <p>113</p> <p>2024</p> <p><b>APPROVED</b></p> <p>VIDE LETTER No.: Layout-1/0395/2023</p> <p>DATED</p> <p>For Member Secretary</p> <p>Chennai Metropolitan Development Authority</p> <p>Chennai-600 008.</p> | <p>LICENSED SURVEYOR</p> <p></p> |                                                                                                                    |



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 1 / 1pt AND 4 / 1A1AA1A1pt, 1B1A1Apt, 2pt, 3pt, 4pt, 5pt, 6, 7 OF VARADHARAJAPURAM VILLAGE.

SCALE: 1:200 (ALL MEASUREMENTS ARE IN METRE)

# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

