Verified RealEstate™

RE REGULATORY RECORD

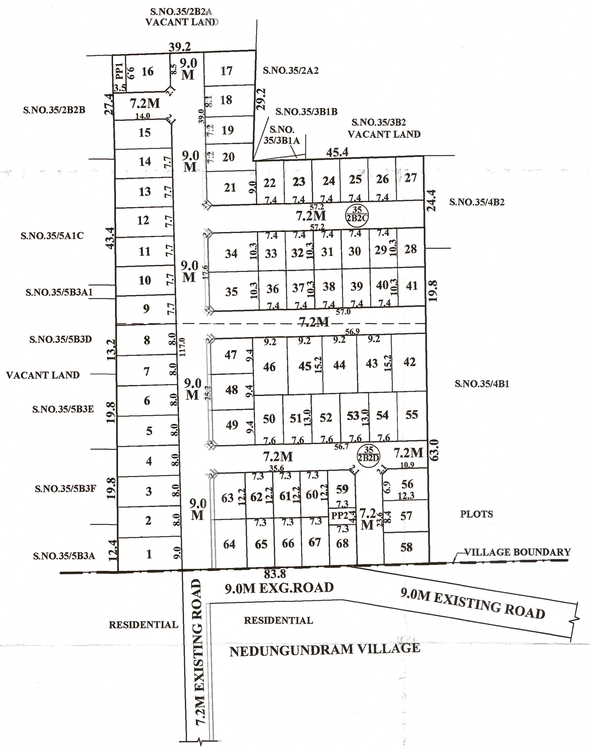
RERA Document

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.

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TOTAL EXTENT (AS PER PATTA)	:	**9226 SQ.M**
ROAD AREA (30%)	:	**2789 SQ.M**
PLOTTABLE AREA (70%)	:	**6437 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**3437 SQ.M**
10% OSR CHARGES REQUIRED	:	**344 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**344 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**64 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**67 SQ.M**

(PUBLIC PURPOSE AREA-1 : 35.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 32.0 SQ.M)

No.OF.PLOTS : **68 Nos.**

FILE NO.L1-0292-2025

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD 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/T5(3)/F-NOC 93093285 PUTHUR VILLAGE 4146/2024/ DATED:28.05.2024, OBTAINED TO THE RECLASSIFICATION A.R.NO.223/2024, DATED:11.11.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The existing ground level of the site should be raised to minimum level of (+)9. 450m (i.e)0.31m above the crest level of Puthur Thangal (FTL) is (+)9.140m and the applicants' site with filling level varies to 1.03m to 1.71m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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 all round pavement level within the site should not be less than (+)9.450m and the applicant is suggested not to have regular habitation below MFL
2. The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue 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 if any damages occurred in the tank and it should be restored to its original condition at their own cost
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 and deposited amount for caution deposit will not be refunded. 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
7. The applicants should not object at any time for the maintenance work /improvements work of the odai to be carried out by WRD. The applicant should not dump the garbages/debris in the odai 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 SUGGESTION

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains ie peripheral drain of suitable size not less than 150m to 1.20m & lateral of suitable sizes within the site as per the site condition and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicants' land, according to the existing rules in force and should get proper approval from the 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

b. The necessary setback distance of 3.00m especially on Northern side should be provided within their land 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 BA2/13.03.2019) during development and there should not be any construction. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD.

c. 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

d. The sewage water from applicant land should not let into the drain and for the disposal of the sewage water, suitable arrangement should be made for the same by the applicant, as well as the construction materials/ debris/garbages should not be dumped into the channel at any cost.

At any cost, Sewage/ Sullage should not be let into the Channel, 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.

Falling to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion along with NOC on inundation point of view for 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 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO DB/T5(3)/F-NOC 93093285 PUTHUR VILLAGE 4146/2024/ DATED:28.05.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV)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.

(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

◎ THE APPLICANT SHALL DEVELOP STILT FLOOR MAINTAINING NO HABITATION BELOW MAXIMUM FLOOD LEVEL AS PER THE WRD REMARKS.

◎ 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

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

KATTANKULATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 35/2B2C & 35/2B2D OF PUTHUR VILLAGE

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

மனைப்பிரிவு / மனை உபபிரிவு
அனுமதி எண்: 414/2024 நாள்: 05/12/24
அனுமதி அளிக்கப்படுகிறது
ப.மு. எண்: 414/2025-26 நாள்: 05/12/24
தலைவர் / நிர்வாக அலுவலர்
நெடுங்குன்றம் ஊ.நி.ஊ.
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்.

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8648 of 2019 and WMP (MD) Nos. 8912 & 8913 of 2019.

Signature valid
Digitally Signed by:-
Registered Engineer Grade I: D JOTHILINGAM
Sign Date: 12/24/2025 1:21:24 PM

Applicants (Owner / Developer / Power of Attorney)

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.