Verified RealEstate™

RE REGULATORY RECORD

RERA Document

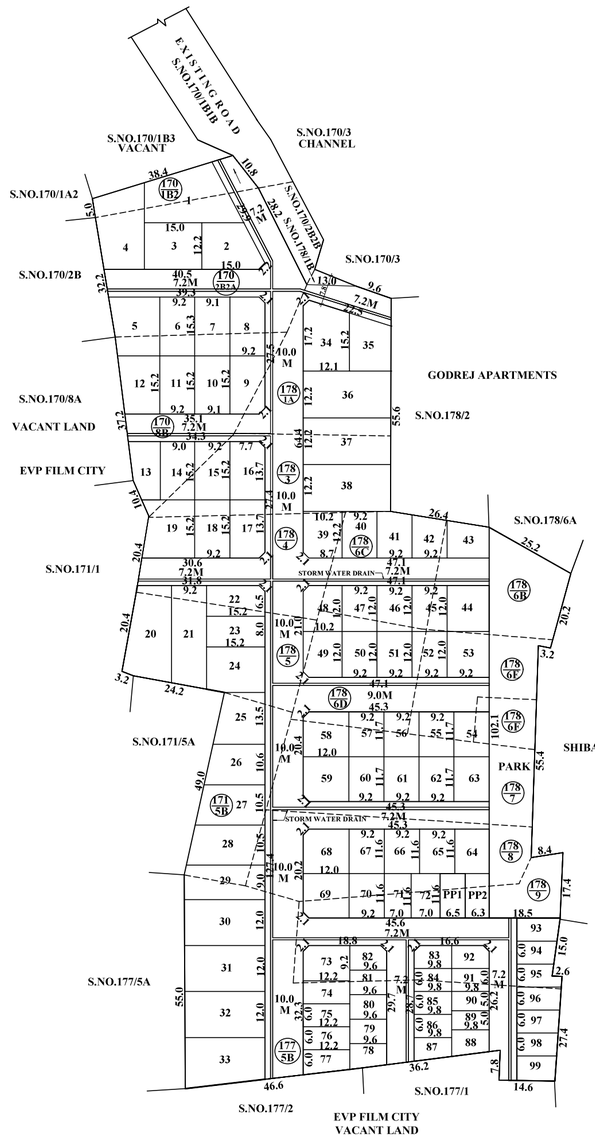
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Published for reference. The authority's own register is the operative record.

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FILE NO. L1/145/2024



TOTAL EXTENT (AS PER PATTA)	:	19740 SQ.M
ROAD AREA (27%)	:	5298 SQ.M
PLOTTABLE AREA (73%)	:	14442 SQ.M
10% OSR REQUIRED	:	1444 SQ.M
OSR PROVIDED	:	1445 SQ.M
1%PUBLIC PURPOSE REQUIRED	:	144 SQ.M
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA-1 : 75.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 73.0 SQ.M)	:	148 SQ.M
10% E.W.S REQUIRED	:	1444 SQ.M
E.W.S PROVIDED	:	1614 SQ.M
REGULAR PLOTS (1 TO 73)	:	73 Nos.
E.W.S PLOTS (74 TO 99)	:	26 Nos.
TOTAL NO.OF.PLOTS	:	99 Nos.

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)

   TO REFER FINAL LETTER

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-10220/NOC CHEMBARAMBAKKAM VILLAGE /1173/2024/ DATED:06.03.2025 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The existing ground level of the site should be raised to minimum level of (+)27.830 +0.60m=(+)28.430m (ie.,6.76 m above the Sill Level of Sluice No.8 of Chembarambakkam Tank (i.e) (+) 21.670 m) with filling varies from1.470 m to 1.930 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)28.430 m. The regular habitation should not be below MFL. Also, the applicant 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.

2.The applicant should clearly demarcate the boundary of their land side especially along channel side 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.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 applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size within the site as per site 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 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)The necessary setback distance should be provided 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 future also, the CMDA should issue completion certificate only after obtaining compliance report for 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 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.

(e)In addition to this, it was observed, as per 'A' Register the S.F.No.170/3 is classified as Government channel, at which the Existing Road is formed and encroached the Channel without prior permission from WRD. Hence, it is Violation of Rules in force in existence. Therefore, the CMDA should verify and ensure that the proposed site is not in encroachment of the Government Channels. Since, it is violation against prevailing Government Orders & Circulars, Hon'ble Supreme Court High Court, NGT directions judgements, Tank Protection Act 2007 and G.O.(Ms).No.78, Housing and Urban Development [UD4(3)] Department, Dated:04.05.2017, which states that no Developmental activities shall be carried out defending the Government water bodies or water course lands under any circumstances., if any carried out, it should be stopped immediately. Further, the Water Resources Department shall not be held responsible for any violations or legal proceedings arising from developmental activities in water bodies or watercourse lands.

In addition to this, the CMDA/GCC should mandate the applicant's seeking approval on Northern sides of the applicant's site to construct and implement a similar storm water drain along the entire length of their lands. Based on the restoration of channel or cut & cover type channel formats, the culvert construction could be decided.Since the CMDA insisted for culvert. Hence the applicant is suggesting to apply separately regarding culvert construction to this department

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)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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(III)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 (MAI) 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.

(IV)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 BYTHE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-10220/NOC CHEMBARAMBAKKAM VILLAGE/1173/2024/ DATED:06.03.2025 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- PARK
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS
- CHANNEL

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 170/1B2, 170/2B2A, 170/8B, 171/5B, 177/5B, 178/1A, 178/3, 178/4, 178/5, 178/6B, 178/6C, 178/6D, 178/6E, 178/6F, 178/7, 178/8 & 178/9 OF CHEMBARAMBAKKAM 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

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WLP, (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2018.

Signature valid
Digitally Signed by
Architect: K V Mohideen
Sign Date: 04/03/2025 6:10:03 PM

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.