Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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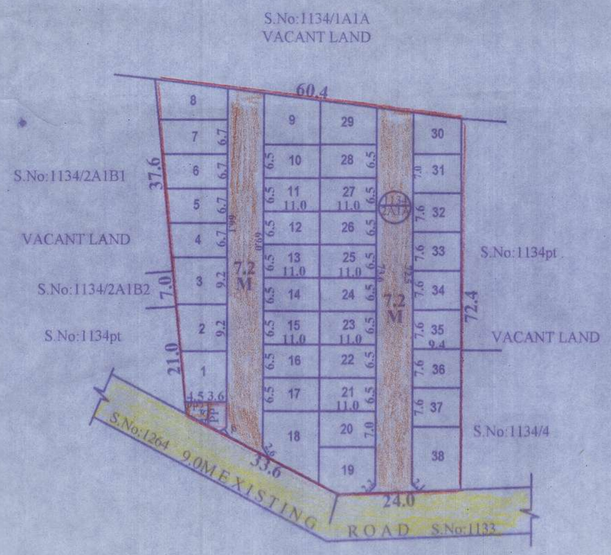
FILE NO.L1/298/2024

TOTAL EXTENT (AS PER DOCUMENT)	:	**4047 SQ.M**
ROAD AREA	:	**1038 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**34 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA: 19.0 SQ.M		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 15.0 SQ.M		
NO.OF.PLOTS	:	**38 Nos**

உள்ளாட்சி மன்றம்

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA - 1
   PUBLIC PURPOSE AREA - 2 (RESERVED FOR TANGEDCO)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 22200/2024, DATED: 21.12.2024 @ SRO KUNDRATHUR



CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / T5(3) / F-NOC-10431 MALAYAMBAKKAM VILLAGE/2022/DATED:02.11.2022,WHICH 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 with proper compaction to the level of (+)21 700m to protect the site from inundation during floods The process of earth hiling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth varying from 2.320m to 2670m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)21.700m(1 e 2.990m above the Chembarambakkam tank sill level as (+)18.710m). Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as dewatering arrangements during flood periods.

The applicant is suggested not to have regular habitation below MFL as well as the basement floor should be used a stilt floor during development in order to avoid any panic situation in future also

2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size as per site condition within the site, rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbage /debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel/drain

3.The necessary setback distance should be provided with in the site according to site condition 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/DATED: 13.03.2019)during development and there should not be any construction activities in the set back areas. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD.

4.The applicant should clearly demarcate the boundary of his land before commencement of any development activities in the presence of Revenue and WRD authorities. The applicant should not encroached any government lands and the same should be maintained as per Revenue records (FMB).

5.The applicant should abide by the rules and regulation of the WRD from time to time.The applicant should also abide court of law of both State & Central Government from time to time.

6.The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicant, 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 applicant is solely responsible of genuinely of the documents submitted.

7.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.

8. The applicant's lands seem to be ryotwari land which would be classified as dry lands.Hence; these lands are to be converted into residential zone from agricultural zone by the competent authority. The applicant 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.

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

The applicant should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

10.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD/Government Lands/ Channel. The NOC for this site from the WRD is purely issues on the basis of inundation point of view.

The owner of the document received from the applicant 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 and culvert 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 along with NOC on inundation point of view for the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.**DB / T5(3) / F-NOC-10431 MALAYAMBAKKAM VILLAGE/2022/DATED:02.11.2022,** AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) 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

ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவு / கட்டிடம்
அரசு ஆணை எண்.255 / 18.8.97ல் உள்ளபடி
இணைப்பில் கண்டுள்ள இவ்வலுவலக உத்திரவு
எண்.மூ.மு 01/2024-ஆவிட மாள 21/01/2025ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது
F.No.
தலைவர்
மலையம்பாக்கம் ஊராட்சி
குன்றத்தூர் ஒன்றியம் (இ) பட்டியல்

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8945 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

M.K. Ramesh
OWNER'S SIGNATURE

Er.PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No:RE/GR-II/2022/03/194
No. 6/36B, Budhar Street,
East Tambaram, Chennai - 600 059.
Contact No: 9043049950
Email ID: prakashsrini1995@gmail.com
LICENSED SURVEYOR

Planning Permn No. 16119 Dated: 27.12.2024
P.P.D
L.O No: 301/2024
APPROVED
VIDE LETTER No.: Layout-1/0298/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No.1134/2A1A OF MALAYAMBAKKAM 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.