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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TOTAL EXTENT (AS PER DOCUMENT)	:	**6596 SQ.M**
ROAD AREA (52%)	:	**3398 SQ.M**
PLOTTABLE AREA (48%)	:	**3198 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**198 SQ.M**
10% OSR CHARGES REQUIRED	:	**20 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**20 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**32 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**33 SQ.M**

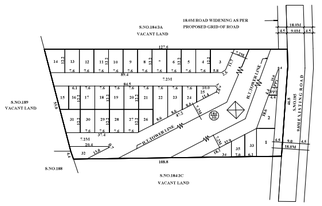
(PUBLIC PURPOSE AREA-1 : 17.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 16.0 SQ.M)

REGULAR PLOTS (1 TO 33)	:	**33 Nos.**
E.W.S.PLOTS (133 SQ.M) (34,35)	:	**2 Nos.**
TOTAL No.OF.PLOTS	:	**35 Nos.**

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 OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F.NOC-8625 KANNAPALAYAM VILLAGE 000487/2025/ DATED.03.03.2025 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The applicant land should be filled with earth filling with proper compaction to the minimum level of (+)21.220m(i.e)1.14m above the weir crest level of Veeraraghavaram tank as (+)20.080m. To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 1.050m to 1.080m depending 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 (+)21.220m 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, WRD authorities. The applicant should also maintain the measurement of the channel as per the Revenue records without any encroachments and should be maintained as Revenue records(FMB). If any damages occurred to the water body and the same should be restore to its origmal at their own cost.

3.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 applicants are solely responsible of genuinety of the documents submitted. If there is any discrepancy of any other encroachments activities, the applicant are held responsible in future.

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

7.The Government field Channel in S.F.No. 185 on East side of the applicant land should be completely de silted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB up to their stretch at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

8.The Government field channel in S.F.No. 185 on East, side stretch abutting the applicant boundary 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 encroachments 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 hindrance for free low of water at his own cost within the proposed land after the completion of project also.

9.The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the channel, the same should be restored to its original condition at his own cost. The applicant / authorities concerned should restore the channel vide, G.O.76 H&UD(UD4(3)/D04.05.17 if the applicant site abuts the channel without fail.

10.The applicant should not object at any time for the maintenance works/ improvement works of the channels which are proposed to be carried out by WRD. The applicant should not dump the garbages / debris in the channel 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) which are proposed to be carried out by WRD in future periodically.

11.At present the GCC / Local body formed public road in S.F.No. 185 entirely the channel defunct and converted as road which in violation of Government order & circular. Hon'ble Supreme court, High court & NGT Judgement and directions as well as Tamil Nadu Tank Protection Act 2007 and especially G.O.(Ms) No.78, Housing and Urban Development (UD4(3)) Department, Dated. 04.05.20217, 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 WRD shall not be held responsible for any violations or legal proceedings arising from developmental activities in water bodies or water course lands.

In this regard, the government channel in S.F.No.185 should be restored to its original condition. To accommodate this essential drainage function and prevent any obstruction to water flow, the CMDA / GCC should insist to construct a storm water drain along the entire length, within the applicant's site or construct drain in the form of cut and cover system at his own cost, in order to maintain the free flow of water to Veeraraghavapuram Tank.

In addition to this, the CMDA / GCC should mandate the applicants seeking approval on Eastern 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 suggest to apply separately regarding culvert construction to this department.

Technical Suggestions:

(a)The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size not less than within the site as per site condition and the same should be connected to the local drain / channel rainwater harvesting, roads with road side drain and sewerage treatment plant 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 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 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 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 the rights to withdraw the Technical opinion on inundation point of view to the above proposed site and the 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 BEOFRE 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 (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-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 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.NOC-8625 KANNAPALAYAM VILLAGE 000487/2025/ DATED.03.03.2025 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
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS

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

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 184/3B OF KANNAPALAYAM VILLAGE

(SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

Applicant(s) (Owner / Developer / Power of Attorney)

Signature valid

ISO_A0_(841.00_x_1189.00_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

Verified RealEstate
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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.