Verified RealEstate™

RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

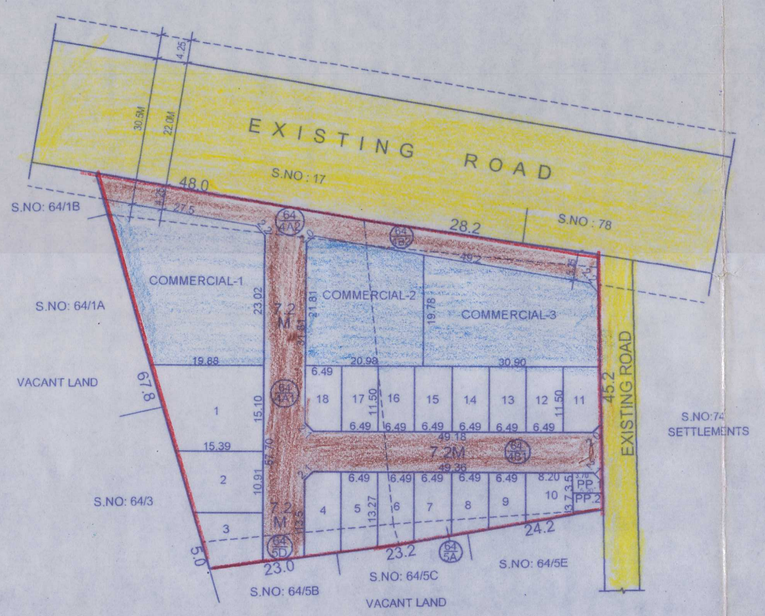
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DIGITALLY VERIFIED RECORD

This office D.D's no:1260/2024/A3 Dt:.06.09.2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

உள்ளாட்சி மன்ற பிரி



This office No. 4/2024-25
Dated 8/11/2024 Approved
by Panchayat For Final approval

தலைவர்
கொரட்டூர் ஊராட்சி
பூவிருந்தவல்லி ஒன்றியம்
திருவள்ளூர் மாவட்டம்.

FILE NO.L1/0306/2023

TOTAL EXTENT (AS PER DOCUENT)	:	4452 SQ.M
ROAD AREA	:	1204 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 17 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 17 SQ.M)	:	34 SQ.M
NO.OF.PLOTS	:	18 Nos.
COMMERCIAL SITE	:	3 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)

   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 4501/2024, DATED: 27.03.2024, @ SRO AVADI.

CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-10459 KORATTUR VILLAGE / 1081/2024/DATED.20.02.2024, WHICH 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 (+) 32.540m (i.e) 2.23m above the still level of Korattur head sluice as (+) 30.310m, with filling varies from 0.62m to 0.65m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-around pavement level within site should not be less than (+) 32.540m. 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 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 drains 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 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 properly from the water body as well as confirming this proposed site boundaries.

d.The sewage water from the applicant's 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.

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 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.LETTER NO.DB/T5(3)/F-10459 KORATTUR VILLAGE /1081/2024/DATED.20.02.2024 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.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- COMMERCIAL

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

For VR DEVELOPERS AND PROMOTERS
PARTNER

OWNER SIGNATURE

K.SATHEESH KANNAN,
B.E.,MIE.,C.Eng.(India),FIV.,MICA.,MIIT(Arb).,
Chartered Engineer & Registered Engineer Grade-1 (RE)
Registered No: RE/GR-1/9/03/041
No.29/2, Ground Floor, Akberabad 1st Street,
Kodambakkam, Chennai-600 024.
Mobile: +91 95001 50123

LICENSED SURVEYOR

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

Planning Permit No. 15789 Dated: 5.4.2024
P.P.D
L.O
No: 67/2024
APPROVED
VIDE LETTER No.: Layout-1/0306/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No. 64/4A1, 4A2, 4B1, 4B2, 5A & 5D OF KORATTUR 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.