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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

FILE NO: LAYOUT-1 / 0005 / 2024

ஒப்புதல் அளிக்கப்படுகிறது
மனைப்பிரிவு / கட்டிடம்
அரசு ஆணை எண்: 255 / 18.8.97ல் உள்ளபடி
இணையவழி தாக்கல் செய்யப்பட்ட விண்ணப்பத்தின் உத்திரவு
எண்.மு.மு34/2024-25 நாள் 13/2/24 ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது.

தனி அலுவலர் /
வட்டார வளர்ச்சி அலுவலர் (வி.ஊ.)
கெருகம்பாக்கம் ஊராட்சி
சென்னை - 600 128.

உள்ளாட்சி மன்றப் படி

SITE EXTENT	(AS PER DOCUMENT)	=	1793 SQ.M
ROAD AREA		=	505 SQ.M
NO.OF PLOTS		=	8 Nos.

NOTE:

ROAD AREA - WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 3484 / 2024, DATED: 30.04.2023 @ SRO, PAMMAL

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE EE, WRD., KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR - 602001. LETTER NO.DB/JDO.2/F.40 NOC/2023/1061M/DATED:22.12.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The proposed site of the land is to be raised of height from 1.300m to 1.410m with the process of earth filling and compaction should be done in layers of not more than 0.30m depth with hard soil with proper compaction to achieve required degree of compaction and the existing land should be raised to a level of (+) 15.810m.
2. The applicant should provide adequate dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be provided as per the norms of the Pollution Control Board.
3. The applicant should be done proper soil test and suitable foundation should be selected depends upon the soil condition and the structural design should be obtained by the Structural Engineer.
4. The WRD, is not responsible for the Structural stability and soundness of the building proposed by the applicant and WRD recommend only for inundation point of view.
5. The Applicant should make arrangement to collect the garbage within the premises and has to be disposed off as per Pollution Control Board norms.
6. Necessary sewage treatment arrangements should be provided as per Pollution Control Board norms.
7. The applicant should lay the demarcation and fix the boundary stone in the S.No. 578/1A, 1B, 1C, 2A, 2B, 2C & 578/2D of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District before the commencement of the work.
8. In order to protect the applicant land must construct the retaining wall along its boundary on the left side of channel after demarcated the WRD., Land.
9. The applicant should provide rain water harvesting arrangements in the site at applicant own cost.
10. The proposed site is very close to Eri/Channel/thangal. The applicant should not affect the hydraulic particulars of Eri/Channel/thangal.
11. The applicant should not let the drainage water / sewage directly into the Eri/channel/thangal.
12. The Peripheral storm water drainage shall be provided with adequate vent size around the site demarcated in the map and it should be connected to the local body storm water drainage way (or) Road drainage network. Ultimately the storm water drainage should be connected to the Road drainage network/channel/Odai/river so as to drain storm water from site under reference.
13. The levels as indicated in the tabular column should be maintained strictly.
14. The Sewage and Sullage water should not be let in the channel/tank Maintained by WRD and necessary sewage disposal plant should be made by the applicant at applicant own cost. The safe discharge of sewage should be ensured and the action plan should be submitted to the Executive Engineer, Kosasthalaiyar Basin Division, WRD., Thiruvallur and/or any other competent authority at once after implementation.
15. The applicant should not encroach into adjacent Government lands and should clearly demarcate boundaries of applicant land in presence of Revenue and as well as WRD officials before commencement of construction.
16. No sewage should be let into the adjacent lands and drain and necessary arrangements should be made by the applicant at applicant own cost for treatment of sewage.
17. The WRD officials should be allowed to inspect the site at any time during execution.
18. The applicant should carryout protective measures to avoid entry of storm water from the earmarked in the sketch should be maintained without encroaching as per Revenue Records.
19. The applicant should clearly demarcate the boundary of applicant land and WRD., channel before commencement of any developmental activity in presence of the Revenue and WRD department officials and should not encroach the channel abutting the applicant land.
20. Advance intimation should be given to the WRD officers concerned before the commencement work.
21. The applicant shall abide by the rules and regulations of the WRD as in force.
22. The permission granted is liable to be revoked. If breach of any of the above terms and conditions and in the event of such revokes the applicant shall not be eligible to any compensation what so ever.
23. Failing to comply with any of the above condition, WRD. Reserves rights to withdraw the report on inundation point of view to the above survey number and in the event, the applicant shall not be eligible for any compensation what so ever.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/JDO.2/F.40 NOC/2023/1061M/DATED:22.12.2023, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

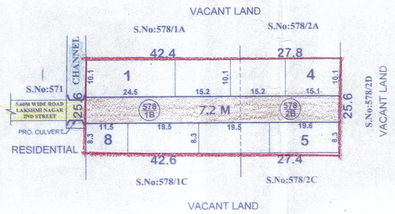
(III) TNCDBR-2019, RULE NO:47 (11)

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) 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.

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



LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- CHANNEL

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For Squared Earth Estate Pvt Ltd.,

Director

OWNER'S SIGNATURE

P. SUDHAKARAN, B.E.,
RE/GR-II/2022/09/228 (CMDA)
"ALIYAH Multiventure" No.3/397, OMR,
Mettukuppam, Thuraipakkam, Ch - 97.
aliyahmv7@gmail.com Mob : +91 8838140222

LICENSED SURVEYOR

Planning Permit No. OL-00877 Dated: 14/5/24

P.P.D L.O No: 104 / 2024

APPROVED

VIDE LETTER No.: Layout-1/0005/2024

DATED :

16/5/24

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

CMDA

KUNDRATHUR PANCHAYAT UNION LIMIT

SUB-DIVISION OF HOUSE SITES IN S.No: 578 / 1B, 2B OF GERUGAMBAKKAM 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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.