Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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FILE NO.L1-0254-2025

TOTAL EXTENT (AS PER PATTA)	:	**9100 SQ.M**
ROAD AREA (27%)	:	**2450 SQ.M**
PLOTTABLE AREA (73%)	:	**6650 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**3650 SQ.M**
10% OSR CHARGES REQUIRED	:	**365 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**365 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**67 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**80 SQ.M**
(PUBLIC PURPOSE AREA-1 : 46.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 34.0 SQ.M)		
REGULAR PLOTS (1 TO 57)	:	**57 Nos.**
E.W.S PLOTS (427 SQ.M) (58 TO 64)	:	**7 Nos.**
TOTAL No.OF.PLOTS	:	**64 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 CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/F- NOC /4577 (SHOLAVARAM VILLAGE) /5140/2025/ DATED:01.07.2025, OBTAINED TO THE FILE No.L1-0120-2025,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 (+)22.760m (i.e) 2.80m above from the Sholavaram Tank Weir Crest level as (+) 19.960m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth varying varies 1.680m to 1.690m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)22.760m. 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 pavement level of entire area should not be less than (+)22.760m and suggested not to have regular habitation below road level.
2. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.
3. The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the Revenue 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 genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the 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 applicant 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 applicant to encroach the Government Lands. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view.
7. The application should not object at any time for the measurement work / improvement work of the channel which is proposed to be carried out by WRD. 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.
8. The applicant should not construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost
9. The Government Channel in S.F.No.481 & 482 on Northern & Eastern side boundary along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per Revenue records (FMB) within the stretch of applicants land should be maintained properly without any change in measurement as per Revenue records at any cost.
10. The Government Channel in S.F.No.481 & 482 on Northern & Eastern side 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 encroachment 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 desilt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost boundary along the proposed land.
11. The CMDA should verify and ensure that the proposed site is not in encroachment of the Government channels in S.No.482. Since, it is violation against prevailing Government Orders, Circulars, Hon'ble Supreme Court & High Court, NGT 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 water course lands.

Technical Suggestion:

a. The applicants 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 applicants' land according to existing rules in force and should get proper approval from 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 their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

b. The necessary setback distance should be provided with in the site according to the 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-BA2/13.03.2019) 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 applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant's land seemed to be Ryotwari land which would be classified "Dry Lands". Hence, these lands are to be converted into other zone from agricultural zone by the competent authority.

d. The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and 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 / river at any cost.

At any cost, sewage/sullage should not be let into channel, 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 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 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD IN THEIR LETTER NO..DB/TS(3)/F- NOC /4577 (SHOLAVARAM VILLAGE) /5140/2025/ DATED:01.07.2025, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)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.

(IV)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.

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

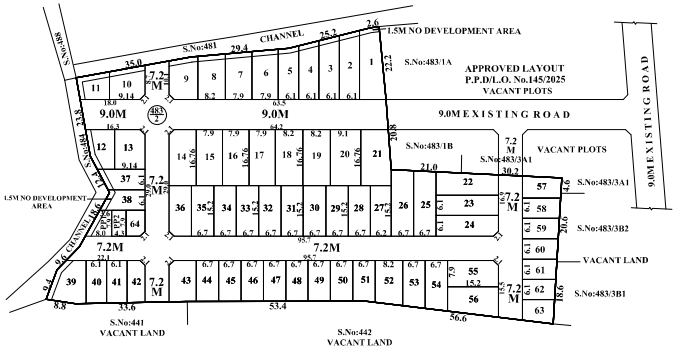
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD. WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

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



SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 483/2 OF SHOLAVARAM VILLAGE.

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

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

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P., (MD) No.8946 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Registered Engineer Grade III
A.Arunachalam
Sign Date: 11/05/2025 4:11:36 PM

ISO_A1_(841.00_x_594.00_MM)

Signature valid

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.