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RE REGULATORY RECORD

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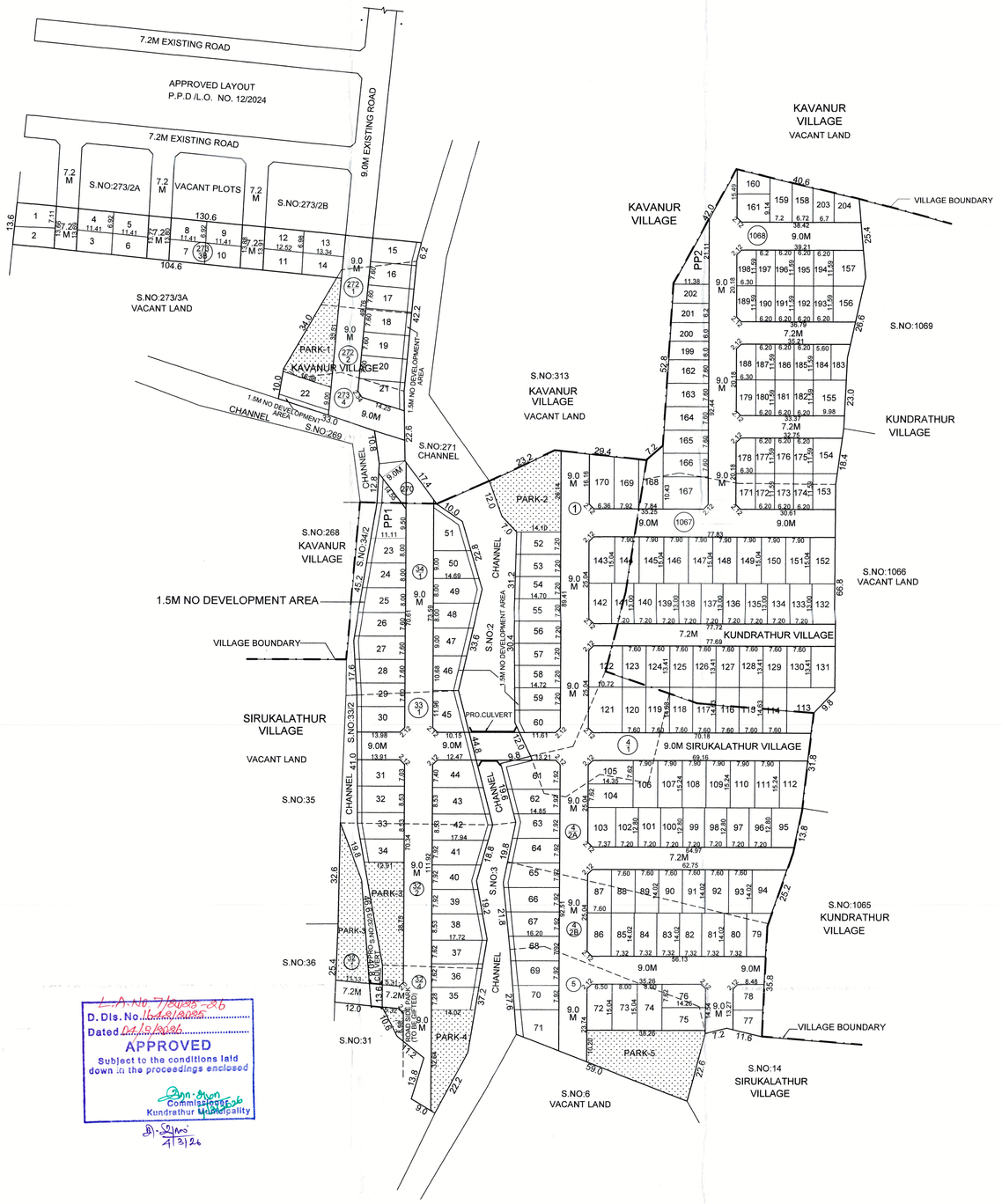
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DIGITALLY VERIFIED RECORD

FILE NO.L1-397-2024



TOTAL EXTENT (AS PER DOCUMNT)		**: 33953 SQ.M**
ROAD AREA	**(29%)**	**: 9993 SQ.M**
PLOTTABLE AREA	**(71%)**	**: 23960 SQ.M**
10% OSR REQUIRED		**: 2396 SQ.M**
OSR PROVIDED		**: 2450 SQ.M**

(PARK AREA-1 : 3164 SQ.M) (PARK AREA-3 : 741.0 SQ.M)
(PARK AREA-2 : 4454 SQ.M) (PARK AREA-4 : 3063 SQ.M)
(PARK AREA-5 : 6064 SQ.M) (ROAD SIDE PARK AREA - 48.0 SQ.M TO BE GIFTED)
(TOTAL PARK AREA : 2410.0 SQ.M +ROAD SIDE PARK AREA : 48.0 SQ.M= 2458 SQ.M

1% PUBLIC PURPOSE REQUIRED		**: 240 SQ.M**
PUBLIC PURPOSE PROVIDED		**: 274 SQ.M**

(PUBLIC PURPOSE AREA-1 : 152.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 122.0 SQ.M)

10% E.W.S.REQUIRED	**: 2396 SQ.M**
E.W.S.PROVIDED	**: 2431 SQ.M**
REGULAR PLOTS (1 TO 170)	**: 170 Nos.**
E.W.S. PLOTS (171 TO 204)	**: 34 Nos.**
TOTAL No.OF.PLOTS	**: 204 Nos.**

NOTE :
1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD,CHENNAI REGION, CHEPAUK, CHENNAI - 5.LETTER NO.DB / TSO) / F - 7838 NOC -KUNDRATHUR,SIRUKALATHUR,KAVANUR VILLAGE/9877/2024/ DATED 17.12.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The proposed RCC Minor Bridge & RCC Culvert of size & in S.F.No.33/1 to 1 and S.F.No.32/1 to 32/2 respectively should be constructed across the channel in between the applicant's lands as mentioned in table an earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachment. Only if the applicant's land/road available on both sides of the channel this permission is eligible for construction of Culverts.
2. The proposed Minor Bridge and Culvert shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width are specified below should be well within the boundary. The size & sill level of the proposed RCC Culverts should be maintained as mentioned below in the specified S.F No and should be got executed only in the presence of WRD officials. The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction from its originates

Hydraulic Particulars Recommended for RCC Minor Bridge across S.F.No.33/1 & 1:

Full Supply Level of the Channel in S.F.No.2	- (+)20.750 m
Existing Bed Level of the Channel in S.F.No.2	- (+)18.550 m
Proposed Bed Level of the Channel in S.F.No.2	- (+)18.250 m
Proposed Deck slab bottom level of the RCC Culvert	- (+)21.650 m
Existing Field Level of applicant's site in S.F.No.33/1	- (+)19.390 m
Existing Field Level of applicant's site in S.F.No. 1	- (+)18.600 m
Proposed Bed width of the Carriage way	- (+) 9.00 m
Existing Width of Odai as per FMB	- (+) 16.60 m

S. No	channel S.F. No	Access to S.F. No		Proposed Bed Level in 'm'(+)	MFL in 'm'(+)	Minimum Inner Width of Channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of Culvert in Sq.m	No.of Vents Allowed
		From	To							
1.	2	33/1	1	18.250	20.750	16.60	3.40/ 21.650	9.00	149.40	1 No.
The qualified charted structural Engineer prescribed the design for Total R.C.C. Minor bridge with pile foundation, the pile cap top level should be kept at (+) 17.650m (i.e. 18.250-0.60m = (+)17.650m. Also, the pier should be designed as single round columns and should not be in the form of nosing pier.								Total	149.40 sqy 150	

Hydraulic Particulars Recommended for RCC Culvert across S.F.No.32/1 & 32/2:

Full Supply Level of the Channel in S.F.No.32/3	- (+)20.750 m
Existing Bed Level of the Channel in S.F.No.32/3	- (+)18.550 m
Proposed Bed Level of the Channel in S.F.No.32/3	- (+)18.250 m
Proposed Deck slab bottom level of the RCC Culvert	- (+)21.650 m
Existing Field Level of applicant's site in S.F.No.32/1	- (+)19.460 m
Existing Field Level of applicant's site in S.F.No.32/2	- (+)19.360 m
Proposed Bed width of the Carriage way	- (+) 9.00 m
Existing Width of Odai as per FMB	- (+) 3.80 m

The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned and only after the existing channel original bed level is ascertained and restored for flow from North to South direction.

S. No	Channel S.F. No	Access to S.F. No		Proposed Bed Level in 'm'(+)	MFL in 'm'(+)	Minimum Inner Width of Channel in 'm' as per FMB Average	Minimum Inner Vent height in 'm' or bottom level of Deck slab	Width of Culvert in 'm'	Area of Culvert in Sq.m	No.of Vents Allowed
		From	To							
1.	32/3	32/1	32/2	18.250	20.750	3.80	3.40/ 21.650	9.00	34.20	1 No.
								Total	34.20 sq.m Say 35 sq.m	

3.Based on the Hydraulic particulars mentioned above, the design and drawings of the proposed RCC Minor Bridge and RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic parameters. The work schedule for the above proposal should be informed to the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer.

4. The Channel in S.F.No.2 and S.F.No.32/3 which runs in between the applicant's site should be completely desilted and trenched by constructing retaining wall on either side as per the FMB 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 field channel as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.

5. The applicant should clearly demarcate their boundary especially on the Eastern side and Western side abutting the channel before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel in SF No. 2 and SF No.32/3 abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.

6.The Government Channel in S.F No. 2 and S.F No.32/3, which runs in between the applicant's site should be marked as per FMI and monitored and maintained by the applicant at their 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 de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project.

7. The applicant should pay an annual lease rent of Rs. 36,000/- (Rupees Twenty Six thousand only) for utilising Government land of 185.00 Sqm (150 Sqm 35 Sq m) in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs 78,000 (Rupees Seventy Eight thousand only) in advance before the commencement of work. During execution/ after construction of above Culvert if any deviations are noted in above measurements accordingly the lease rent also are revised respectively.

8.The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

9.The applicant should execute the lease agreement with the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subject to revision from time to time as per guideline value/Government orders.

10. The applicant has to pay the caution deposit of sum of Rs 4,00,000/- (Rupees Four lakh only) in favour of the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed the cost of restoration work will be borne from the caution deposit

11. The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general public schemes the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion of land to be handed over to this department as is in condition

12. The above proposed RCC Minor Bridge and RCC Culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Culvert land, Culvert abutting the applicant (and) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection

13. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and contracted Culverts also removed without any correspondence for which applicant is not entitled for any compensation and as well as legal entity.

14. The permission granted to the applicant 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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuineity of the documents submitted.

15. The proposed RCC Minor Bridge and RCC Culvert should be monitored and maintained for frequent inspection by the applicant at their own cost. The width of the channel should be maintained without encroaching as per revenue records and should maintain the hydraulic parameters of the field channel without any change

16. The Abutment, Wing wall, Return wall, etc., for each of the above proposed Culverts should be constructed well within the applicant's land on either side. Moreover the width of field channel as per Revenue records (FMB) should be maintained properly without any change at any cost.

17. 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. WRD is giving opinion only in connection of permission for construction of Culverts and does not deliver any rights to the applicant to encroach the WRD/Government Lands.

18. 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

19. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for contraction of Culverts

20. The WRD, will not be held responsible for the Structural safety and soundness of the Culvert proposed by the applicant and WRD specifically recommend only for construction of Culvert. The applicant should construct the proposed RCC Minor Bridge and RCC Culvert at their own cost. They are solely responsible for the structural safety and stability of the proposed Culverts, at any cost and WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culverts

21. The applicant should not object at any time for the maintenance work/improvements work of the channel task 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 to be carried out by WRD in future periodically

22. The applicant should maintain the channel area as it is condition of Environmental, Ecology, Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel

23. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)21.650 m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 m depth to achieve the required degree of compaction for a depth varying from (*)2.190 m to (+)3.150 m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 21.650 m (ie 4.380 m below the Crest Level of 5 Vents Regulator of Chembarambakkam Tank which is (+) 26.030m. The all-round entire pavement level within the site should not be less than (+)21.650 m. The applicant is suggested to have regular habitation not below the MFL, since the existing field levels are below MFL

24. The applicant should not object the common public for using the Culverts at any time and any cost.

25. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public 13/12/24

26. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost

TECHNICAL SUGGESTIONS

a. The applicant should prepare the development proposal by considering the suitable internal storm water drainage network as micro drain of suitable the site as per site condition and the same should be connected drain/channel, rainwater harvesting, roads with road side drains sewerag 31/13 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 anthyjenic 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. Since the site exists on both sides the Channel in SF No. 2 & 32/3 the necessary setback distance should be provided within the site 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-BA2/13.03.2019) during development and there should not be any construction activities in the set back areas in future also The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD

c.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 with NOC on foundation point of view along with permission for construction of Culverts 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)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 31.01.2020 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 BEFORE 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.

(IV) 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.

(V)LETTER NO:DB / TSO) / F - 7838 NOC -KUNDRATHUR,SIRUKALATHUR,KAVANUR VILLAGE/9877/2024/ DATED 17.12.2024,LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

APPROVAL CONDITION

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

D.Dis. No.1068/2025
Dated 04/03/2025
APPROVED
Subject to the conditions laid down in the proceedings enclosed
Commissioner
Kundrathur Municipality

KUNDRATHUR MUNICIPALITY & KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.1067,1068 KUNDRATHUR-A VILLAGE & S.Nos:1, 4/1, 4/2A, 4/2B, 5, 32/1, 32/2, 32/4, 33/1 & 34/1 OF SIRUKALATHUR VILLAGE & S.Nos.270, 272/1, 272/2, 273/3B & 273/4 OF KAVANUR VILLAGE .

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

நிபந்தனை

கூடுபிடிக்க வேண்டிய நடைமுறைகளின் தன்மைக் கிளத்திருக்கின்றன என்றே அவை முழுமை தகவல்கள் அளிக்கப்பட்டவை. உண்மையைத் தாழ்ந்துக் கூறியதை, ஏமாற்றியதால் ஏற்படும் இழப்பு போன்ற பிரச்சனைகளினால் அவை அளிக்கப்பட்டுக்கிற்கு எள்ளோ உளர்த்தாக் எழுகப்பட்ட அறிசிகை முற்றிலும் ரத்தாகும் அல்லது மாற்றி அமைக்கவோ ஆணையாளருக்கு முழு அதிகாரம் உண்டு எனத் திர்தானமுடன் ஒப்புதல் அளிக்கப்பட்டது.

Signature valid
Signed by: Vikram Agarwal
President
Kundrathur Municipality

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.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Deputy Planner
Registered Engineer Grade III
ARIVAZHAKAN
Sign Date: 03/06/2025 12:18:18 PM

Signature valid
Digitally Signed by Chief Planner
Registered Engineer Grade I
Name: Sharma
Date: 03/06/2025 12:18:18 PM

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

KEY NO. 1688

QR CODE

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

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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.