Verified RealEstate™

RE REGULATORY RECORD

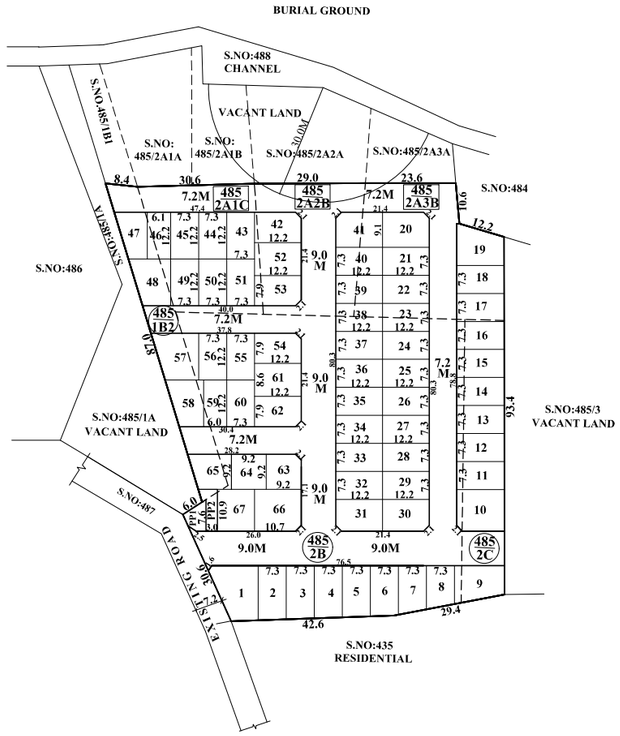
RERA Document

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.

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TOTAL EXTENT (AS PER PATTA)	:	**9728 SQ.M**
ROAD AREA (34%)	:	**3269 SQ.M**
PLOTTABLE AREA (66%)	:	**6459 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**3459 SQ.M**
10% OSR CHARGES REQUIRED	:	**346 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**346 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**65 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**70 SQ.M**
(PUBLIC PURPOSE AREA-1 : 33.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 37.0 SQ.M)		
No.OF. PLOTS	:	**67 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

FILE NO.L1-0312-2025

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F-NOC 010449 (NEMAM VILLAGE) /000769/2025/DATED:28.02.2025 OBTAINED TO THE RECLASSIFICATION FILE NO.R1/0122/2024-2/ DATED:21.11.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)32.340 m (i.e., 0.600 m above the Full Tank Level (FTL) is (+)31.740 m of the Nemam Tank. 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 metre depth to achieve required degree of compaction for the depth from 2.366 m to 2.710 m depending upon the existing field levels. 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. The applicant is suggested not to have regular habitation below road level. The all round pavement level within the site should not be less than (+)32.340m.

2. The applicant should clearly demarcate the boundary of his land especially on Northern side before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government Land / Water body and the same should be maintained as it is in the Revenue records. If any damages occurred in the Channel, the same should be restored to its original condition 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

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. The applicants should not carry out any other cross masonry structures across the Tank without prior permission from WRD However, if the CMDA insists for any culverts during planning approval, the applicant should approach the WRD for getting separate approval for any additional culverts in future.

7. The applicants should not object at any time for the maintenance work /improvements work of the River which is proposed to be carried out by WRD. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD in future periodically,

8 .WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands /river The NOC for his 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 as micro drains of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal and garbage's/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 Eri/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 applicant should make drainage, network, at their own cost and the same is to be connect 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 in close proximity the Channel abutting the applicant land, the necessary setback distance especially on Northern side should be provided within the proposed site, as per site condition and 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 especially on Western side. Further, there should not be any construction activities in the setback 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 drain and for the disposal of the sewage water, 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 at any cost

At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the Channel restricting the free flow of water

d. The applicant should get clearance certificate for his 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

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)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 (MAI) 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 TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(III)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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO DB/T5(3)/F-NOC 010449 (NEMAM VILLAGE) /000769/2025/DATED:28.02.2025, 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.

- THE APPLICANT SHALL DEVELOP STILT FLOOR MAINTAINING NO HABITATION BELOW THE MFL AS PER WRD REMARKS AND CONDITIONS OF WRD TO BE COMPLIED WHILE TAKING UP DEVELOPMENT AT 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
- CHANNEL

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No.485/1B2, 485/2A1C, 485/2A2B, 485/2A3B, 485/2B & 485/2C OF NEMAM VILLAGE. (NEMAM-B VILLAGE AS PER REVENUE)

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

APPROVAL CONDITION

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

This Planning Permission issued under new Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.2948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by:-
Registered Engineer Grade III: A. PANNEER SELVAM
Sign Date: 01/07/2026 8:56:33 PM

Applicants (Owner / Developer / Power of Attorney)

Signature valid

A1_(841.00_x_594.00_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.