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

DIGITALLY VERIFIED RECORD

FILE NO:L1/240/2023

உள்ளாட்சி மன்றம் படி



TOTAL EXTENT (AS PER DOCUMENT)	:	**79399 SQ.M**
EXISTING ROAD AREA (HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18734/2022 DATED:13/12.2022, @ SRO CHENNAI SOUTH JOINT-I)	:	**21080 SQ.M**
PROPOSED ROAD AREA	:	**285 SQ.M**
TOTAL ROAD AREA	:	**21365 SQ.M**
PARK AREA (HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18734/2022 DATED:13/12.2022, @ SRO CHENNAI SOUTH JOINT-I)	:	**5847 SQ.M**
PUBLIC PURPOSE AREA (1%) (P.P-1 : 293 SQ.M, P.P-2 : 292 SQ.M. HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18734/2022 DATED:13/12.2022, @ SRO CHENNAI SOUTH JOINT-I)	:	**585 SQ.M**
REGULAR PLOTS (1 TO 280)	:	**280 Nos.**
E.W.S PLOTS (6074 SQ.M) (281 TO 371)	:	**91 Nos.**
TOTAL No.OF.PLOTS	:	**371 Nos.**
COMMERCIAL SITE	:	**7 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. [illegible] ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO 3549/2024, DATED: 26.03.2024, @ SRO CHENNAI SOUTH JOINT 1.

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-006171 KOLATHUVANCHERY/2020/DATED:23.10.2020 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The applicant's land should be filled with earth with proper compaction to the level of (+)14.840m 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 an average filling varying from 2.12m to 2.63m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)14.840m (i.e. 2.32m above the Crest level (+)12.520m of Porur tank)

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 0.60m x 0.90m with a bed level as (+)13.940m (peripheral & lateral), rainwater harvesting, roads with side drain and sewerage alignment and its disposal &garbage's/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage (i.e.treated or untreated) should not be let into the channel course at any cost and the debris and other materials should not be dumped into the channel course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of Internal drain to the downside area. It must be ensured that any treated / untreated sewage from the applicant property shall never be let into the channel at any event of time.

3.The necessary setback distance should be provided 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.

4.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the western side in S.F.No.52 & in between the site in S.F.No.154 in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the channel in s.F.No.52 & 154 without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at his own cost.

5.The authorities concerned vide G.O.Ms.No 78 / H&UD (UD4(3)) Dt: 04.05.2017 should restore the channel in S.F.No.52 Kolathuvancheri village immediately as per Revenue record measurements based on the Government orders & circulars as well as Hon'ble supreme court & High court judgments, since it is converted as village road by local panchayat without the PWDMRD

6.The Channel in S.F.No. 154 runs in between the applicant site along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicant's land stretch (upto the stretch) 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 PWD/WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.

7.The Government supply channel in S.F.No.154 within the site stretch abutting the boundary of the proposed land 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 encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should provide 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 his own cost within the proposed land.

8.The sewage water from the applicant's rand should not ret into the channel 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/ garbage's should not be dumped into the channel, at any cost.

The applicant should not dump the garbage's/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction

9.The applicant should not object at any time for the maintenance work / improvements work of the channel which is proposed to be carried out by PWD/WRD. The applicants 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 PWD/MRD in future periodically.

10.The applicant should maintain Government property as per Revenue records in S F No.25 - Kalam, 47/2 & 48/1B - pathai and 154 - Irrigation channel in between the applicant site and S.F.No.52 as field channel on Western sideand S.F No.37, 143, 144, 145, 147, 148, 150, 151 & 152 mentioned as patta channel or bye-mass channel or plan marked channel as per village plan or otherwise, the applicant should provide suitable arrangements for discharging the storm water during rainy season in respect of patta channel or bye-mass channel or plan marked channel in order to avoid inundation.

11.The proposed RCC culvert should be constructed by the applicant's own cost only across the channel in Survey No.154 mentioned below of Kolathuvancheri village as earmarked in the sketch and the applicant should strictly adhere to maintain the hydraulic particulars of the channel as given below. The applicant should construct the RCC culvert size as mentioned in the table below at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land/road available on both sides of the channel, this permission is eligible for construction of culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

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 flow from West to East direction.

Channel T.S.No./S.F.No.	Access to S.F.Nos.		Proposed Bed level in M (+)	MFL in M (+)	Minimum length of culvert or width of channnel as per FMB at proposed site	Minimum inner Vent height in M or bottom level of deck slab	Width of bridge in M	Area in bridge in Sq.m	No. of vents allowed
	From	To							
154	39/2	153/2	To Be Ascertained By EE PWD(below (+)11.800m)	14.240	4.50+4.80m=9.55M	3.04m/ (+)14.840m	10.50	48.83	1 Vent
							TOTAL	48.83	

12.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC culvert should be obtained from the qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD,WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, PWD., WRD., Vent Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion culvert should be reported to the Executive Engineer.

13.The applicant should pay an annual lease rent of Rs.23,000/-(Rupees Twenty three thousand only) for occupation of 48.83 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lump sum for three years of Rs.69,000 (Rupees sixty nine 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 is revised respectively.

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

15.The applicant should execute the lease agreement with the Executive Engineer, PWD., 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 subjected to revision from time to time as per guideline value / Government orders

16.The applicant should also to pay the caution deposit of sum of Rs.3,00,000/- (Rupees three lakh only) in favour of the Executive Engineer, PWD., WRD. , Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months based on the certificate from concerned Assistant Executive Engineer of this department stating that the construction work (culvert and field channel retaining wall) 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.

17 . The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed culvert and should also 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.

18.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 common public schemes, the applicant should not object to handover the land to this department for which applicant are not entitled for any compensation. Further, the leased portion land to be handed over his department in original condition.

19.The above proposed culvert will be the Government PWDMRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land /culvert land, culvert, field channel retaining wall abutting the applicant land) and should allow the PWD^NRD officials to inspect the channel as and when required and for the periodical inspection.

20.The applicant should not carry out any other cross/along masonry structures across the water courses before getting prior permission from PWD/MRD department.

21.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 constructed culvert will also be removed withnsatan any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

22.The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

23.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 applicant is solely responsible of genuinely of the documents submitted.

24.The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation & culvert permission aspects and does not deliver any rights to the applicant to encroach the PWD / Government Lands.

25.The applicant should get clearance certificate for this 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.

26.PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government lands. The NOC for their site from the PWD/WRD is purely assumed on the basis of inundation point of view and temporary permission for construction of culvert.

27.The applicants 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 and qualified Structural Engineer for the proposed culvert.

28.The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicant and PWD/WRD specifically recommend only for inundation point of view and permission for culvert. The applicant is solely responsible for the structural safety and stability of the proposed building & culverts and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for the above proposed construction

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 and culvert are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and permission for culvert and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity

(II)TNCDBR-2019 RULE NO: 47 (9)
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(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)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-006171 KOLATHUVANCHERY/2020/DATED:23.10.2020 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

This Planning Permission issued under Hon'ble IV(SDR), 2019 is subject to final outcome of the WP(MD) No.8248 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

LEGEND:
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- CHANNEL
- COMMERCIAL

ஒப்புதல் அளிக்கப்படுகிறது.
இணைப்பில் வண்டுள்ள இவ்வறுவகை உத்தரவு எண்: மூ.மு. 16/2024.வ்வ்45 நாள்: 28.06.2024 கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது.
தலைவர் / நிர்வாக அதிகாரி
அம்பத்தூர் ஊராட்சி ஒன்றியம்
சென்னை - 600 058.

For PADMANIDHI PROPERTIES PRIVATE LIMITED.
Authorised Signatory

OWNER SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TRURE/GI-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
O/f: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037, Mobile : 7299989915

LICENSED SURVEYOR

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

Planning Permit No. 15792 Dated: 5.4.2024
P.P.D L.O No: 70 2024
APPROVED
VIDE LETTER No.: Layout-1/0240/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR PANCHAYAT UNION

REVISION OF THE EARLIER APPROVED LAYOUT OF HOUSE SITES IN S.Nos: 23/1,2B, 37/1B2,2A,2B,3, 38, 39/1,2, 46, 143/2, 144/1A,1B,2, 145/1,2, 146, 147/1,2, 148/1A,1B,2, 150/2B, 151/1,2, 152/1,2A,2B,2C, 153/1 & 153/2 OF KULATHUVANCHERI VILLAGE.

(THIS REVISES EARLIER APPROVED LAYOUT P.P.D / L.O.No:04/2023)

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.