Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

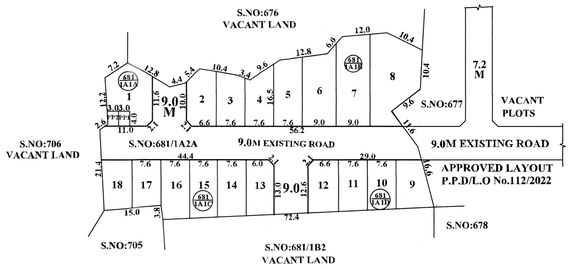
Published for reference. The authority's own register is the operative record.

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

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

L.A.No. 5/2025-26
D. Dis No. 1824/2025
Dated. 19/12/2025
APPROVED
Subject to the conditions laid down in the proceedings enclosed
COMMISSIONER
Kundrathur Municipality
Chennai - 600 069.
19/12/25

நிபந்தனை
கடைபிடிக்க வேண்டிய நடைமுறைகளில் தவறுகள் நிகழ்ந்திருக்கின்றன என்றோ அல்லது தவறான தகவல்கள் அளிக்கப்பட்டமை, உண்மைகளைத் திரித்துக் கூறியமை, ஏமாற்றியமை மற்றும் இவை போன்ற பிறகாரணங்களினால் ஒப்புதல் அளிக்கப்பட்டிருக்கிறது என்றோ உணர்ந்தால் வழங்கப்பட்ட அனுமதியை முற்றிலும் நீக்கவோ அல்லது மாற்றி அமைக்கவோ ஆணையாளருக்கு முழு அதிகாரம் உண்டு என்ற நிபந்தனையுடன் ஒப்புதல் அளிக்கப்பட்டது.
19/12/25



SITE EXTENT (AS PER PATTA)	: 2371 SQ.M
1% PUBLIC PURPOSE REQUIRED	: 24 SQ.M
PUBLIC PURPOSE PROVIDED	: 24 SQ.M
PUBLIC PURPOSE AREA-1 : 12.0 SQ.M	
PUBLIC PURPOSE AREA-2 : 12.0 SQ.M	
NO. OF PLOTS	: 18 Nos.

NOTE :
PUBLIC PURPOSE AREA - 1 - TO REFER FINAL LETTER
PUBLIC PURPOSE AREA - 2

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. I/CAPITAL/ KUNDRATHUR CULVERT/2015 / DATE:14.12.2015 WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicant must construct the culvert (bridge) across the Natham canal of Chembarambakkam Lake, located in Plot No. 633 of Kundrathur village, in accordance with the specifications and details of the culvert.

A) The size of the culvert (2.00+ Road 10.00M) - 12.00 x 12.00 m
B) Bed level of the canal - (+)15.630m
C) Full Supply Level (FSL) of the canal - (+)16.230m
D) Bottom of Deck Slab level of the bridge - (+) 17.980m
E) The level of the Panchayat road near the bridge to be constructed - (+) 17.980m

2. The foundation for the bridge to be constructed by the applicant must be designed only after conducting a bearing capacity test of the soil. The design of the construction must be approved by a registered engineer. The hydraulic details mentioned must be obtained from the approving engineer the drawings must be submitted to the concerned engineer of the Water Resources Department, Kosasthalaiyar Division, Tiruvallur for approval. The applicant will bear full responsibility for the stability and quality of the culvert . The applicant must deposit an insurance amount of Rs. 2,00,000 in the name of the Executive Engineer, Water Resources Department, Kosasthalaiyar Division, Tiruvallur, with the bank guarantee for the construction work. After the completion of the bridge construction work, the Executive Engineer and officials will inspect whether the bridge has been constructed as per the design. If there is any impact on the irrigation facilities, they must be restored to their original condition. In case of any default, the insurance amount will be used to restore the facilities to their original state.
3. Since the bridge is being constructed on government land, a rental fee of 83. 48,570 (Rupees Forty-Eight Thousand Five Hundred and Seventy Only) per year must be paid. The rental amount for three years, i.e., 3 x 48,570 = Rs. 1,45,710 (Rupees One Lakh Forty-Five Thousand Seven Hundred and Ten Only), must be paid in a single installment in the name of the Executive Engineer, Water Resources Department, Kosasthalaiyar, Division, Tiruvallur.
4. The road rent is subject to change. It will be revised periodically in accordance with government orders.
5. The small bridge should be constructed only at the location specified in the map at Plot No. 633. The dimensions of the bridge should be as mentioned above. A retaining wall, 0.225 meters wide, should be constructed on both sides. Additionally, permission must be obtained from the relevant authorities to connect the bridge to Plot No. 634 on the opposite side.
6. The right of way agreement must be renewed once every 3 years. The applicant should apply for the renewal at least two months prior to the expiry of the existing agreement. The applicant must obtain the necessary approval for the renewal.
7. The applicant must strengthen the canal bank adjoining their lands by desilting the canal. Furthermore, for a distance of 30.00 meters on both sides of the small bridge and along both banks of the canal, a proper sloped retaining wall made of stone masonry must be constructed by the applicant at their own expense in the presence of officials from this department.
8. The boundaries of government outlying lands should be maintained as per the revenue department documents without causing any damage to the banks.
9. During the construction of the small bridge, the work shall be carried out in such a manner that it does not cause any obstruction to the structure of the canal or inconvenience to the general public.
10. The applicant shall ensure the free and unobstructed flow of water through the culvert at all times by carrying out periodic desilting and maintenance of the canal at their own cost. Dumping of unwanted materials on the canal banks is strictly prohibited, and access to the culvert shall not be restricted for public use.
11. The applicant shall not claim any ownership rights over the canal or the culvert constructed across it The permission granted is solely for the purpose of crossing the canal and constructing the culvert.
12. If any damage is caused to the bank or canal during the construction of the petitioner's bridge and road, the petitioner must repair it at his own expense.
13. During the maintenance of the canal by this department or by the irrigation authorities, no obstruction shall be caused, and the officials of the Water Resources Department (Public Works Department) shall not face any hindrance while inspecting the site at any time.
14. After obtaining permission, the applicant shall mark the four corners of the small bridge with the land surveyor, and the boundaries of the canal on both sides. Subsequently, if the area of the canal where the small bridge is constructed increases, the land rent will be revised accordingly.
15. In case of excessive floodwater flow during government projects or other necessary reasons, if required, the small bridge may be dismantled for maintenance and construction work. The Water Resources Department has full authority to carry out such work. The Water Resources Department shall not be held responsible for any losses incurred due to this.
16. The wastewater generated from the buildings to be constructed on the applicant's lands should not be discharged into this canal. Therefore, the applicant must set up wastewater treatment infrastructure facilities at their own expense on their land.
17. The applicant must comply with the conditions set by the Water Resources Department from time to time.
18. After the construction of the small bridge is completed, the applicant must inform the Executive Engineer, Water Resources Department, Kosasthalaiyar River Basin Division,Tiruvallur.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.I/CAPITAL/KUNDRATHUR CULVERT/2015 / DATE:14.12.2015, 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 (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 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.
(IV) 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.
(V)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

LEGEND:
SITE BOUNDARY
EXISTING ROAD
PUBLIC PURPOSE-1
PUBLIC PURPOSE -2

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

KUNDRATHUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos.681/1A1A, 681/1A1B, 681/1A1C & 681/1A1D OF KUNDRATHUR-B VILLAGE.

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

SCALE : 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Approved Signed by: [illegible] Assistant Planner / Head of the Office Approving Authority Name: [illegible] Letter No. : CMDA/PPD/LAYOUT/0052/2025 Approval Date : 26/02/2026 11:45:08 Permit No. : OL/018/26

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP... (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect: SANJAY GANESH
Sign Date: 04/2/2025 12:21:08 PM

Applicants (Owner / Developer / Power of Attorney)

QR CODE

ISO_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

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.