Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

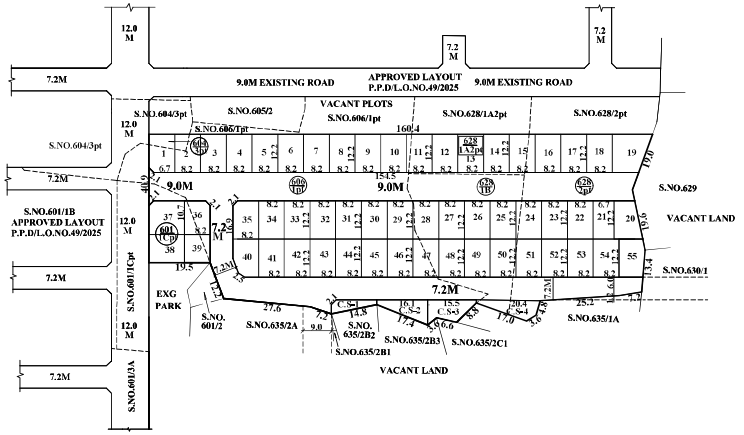
FILE NO.L1-372-2025

TOTAL EXTENT (AS PER PROPOSED LAYOUT)		:	**8335 SQ.M**
ROAD AREA	**(31%)**	:	**2568 SQ.M**
PLOTTABLE AREA	**(69%)**	:	**5767 SQ.M**
No.OF.PLOTS		:	**55 Nos.**
CONVENIENT SHOP		:	**4 Nos.**

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA - TO REFER FINAL LETTER

PARK AREA - 4786 SQ.M
PUBLIC PURPOSE AREA - 479 SQ.M
WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.4218/2025,DATED:18.03.2025 @ SRO AVADI IN THE EARLIER APPROVED LAYOUT VIDE P.P.D/L.O.No.49/2025.



CONDITIONS

(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD,CHENNAI REGION, CHEPAUK, CHENNAI - 5,LETTER NO.DB / T5(3) / F - 7623/NOC KUTHAMBAKKAM VILLAGE/9401/2024/ DATED 05.12.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The existing ground level of the site should be raised to minimum level of (+) 29.750 + 1.10m = (+) 30.850m (ie.,0.17m below the FTL of Nermam Tank (+) 31.020m) with filling varies from 2.630m to 2.655m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. the all - round pavement level within side should not be less than (+)30.850m. The regular habitation should not be below MFL. 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 floor periods.

2.The applicant should clearly demarcate the boundary of their land especially on Western side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).

3.The permission granted to the applicants, 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 canceled 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 applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

6.The applicant should not object at any time for the maintenance works/ improvement works of the channels which are 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.

7.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.

8.The Government Channel in S.F.No.598 and 600 stretch abutting the applicant boundary on Western 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 encroachments as per Revenue records and the hydraulic parameters of the 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 his own cost within the Proposed land, after the completion of project also.

9.The Government Channel in S.F.No.598 and 600 abutting the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either side of the channel bed as per the FMB upto their stretch 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 channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

10.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

11.The applicants should abide the conditions specified in the prior temporary permission granted for the construction of the culvert across the Surplus Course, by this office letter No. T5(3) 18560.2012, dated 21.12.2012 as well as subsequent agreement. They must ensure that the channel's measurements, as recorded in the Revenue records, are preserved without alteration and No encroachments should be carried out, and the channel must be maintained in accordance with the Revenue records (FMB). If any damages occurred to the Channel, the same should be restored to its original condition at their own cost.

TECHNICAL SUGGESTION:

(a)The applicant 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 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 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 of the free flow of internal drain to downstream.

(b)The necessary setback distance not less than 3m should be provided especially on Western Side as per site condition as per than 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 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion Commissioner of Town & Country certificate only after obtaining compliance report for NOC from WRD.

(c) The applicants 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.

(d)It is learnt that few private wet patta lands which are un purchased by the applicant is Sand witched between the proposed land. The Revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation according to court of Law and at any cost WRD will not be responsible for any litigation raised by the above other private land owners. However the applicant should give an undertaking to the effect that there will not be any objections or hindrance for their existing activities of the private wet patta lands within the boundary of the applicant wet lands.

(e)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 applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

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

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DB / T5(3) / F - 7623/NOC KUTHAMBAKKAM VILLAGE/9401/2024/ DATED: 05.12.2024, 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

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- CONVENIENT SHOP

APPROVAL CONDITION

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

POONAMALLEE PANCHAYAT UNION

REVISED LAYOUT OF HOUSE SITES AT PLOT No. 345 FORMING PART OF APPROVED LAYOUT VIDE P.P.D/L.O. NO.49/2025 IN S.Nos. 601/1Cpt, 604/3pt, 606/1pt, 628/1A2pt, 628/1B & 628/2pt OF KUTHAMBAKKAM 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

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2026.05.19 17:12:38

This Planning Permission issued under TNCDBR, 2019 is subject to the terms of the LPA (MDT No.2948 of 2019 and MMP (MD) No.5912 & 6913 of 2019)

Signature valid
Digitally Signed by Architect. T. RAGHAVAYASHREE
Sign Date: 02.12.2026 8:36:21 AM

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

Applicants (Owner / Developer / Power of Attorney)

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

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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.