Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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FILE NO.L1/0267/2023

TOTAL EXTENT (AS PER PATTA)	:	**182568 SQ.M**
ROAD AREA	:	**63571 SQ.M**
PARK AREA PARK - 1 : 3979.0 SQ.M PARK - 2 : 2434.0 SQ.M PARK - 3 : 2592.0 SQ.M PARK - 4 : 2923.0 SQ.M	:	**11928 SQ.M**
PUBLIC PURPOSE AREA (1%) P.P-1 HANDED OVER TO THE LOCAL BODY 8.5% AREA : 589 SQ.M P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 605 SQ.M	:	**1194 SQ.M**
REGULAR PLOTS (1 TO 720)	:	**720 Nos.**
E.W.S.PLOTS (11937 SQ.M)(721 TO 900)	:	**180 Nos.**
TOTAL NO.OF.PLOTS	:	**900 Nos.**
COMMERCIAL SITE	:	**3 Nos.**
CONVENIET SHOP	:	**6 Nos.**
SCHOOL SITE (2265 SQ.M)	:	**1 No.**

2.6ரிஎண்:1-ன் பிரிவுப்படி பயன்பாடு மாற்றம்

NOTE:
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 1923/2024, DATED: 05.03.2024, @ SRO PADAPPAI

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-8607&8911 VARADHARAJAPURAM ERUMAIYUR10078/2023, DATED:07.12.2023AREA 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 WITH PROPER COMPACTION TO THE LEVEL OF (+) 15.800M 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 1.37M TO 1.96M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 15.800M (I.E.,)ABOVE 3.88M CREST TOP LEVEL, (+)11.920M OF EXISTING OLD SUBULAKSHMI ANICUT ACROSS ADYAR RIVER IN VARADHARAJAPURAM VILLAGE ADJACENT TO THE APPLICANT SITE ON SOUTHERN SIDE TO AVOID INUNDATION FROM RIVER ADYAR DURING THE HEAVY RAINS. THE ENTIRE PAVEMENT LEVEL SHOULD NOT BE LESS THAN (+) 15.800M AS TABULATED AND REGULAR HABITATION PURPOSE SHOULD NOT BE BELOW THE MFL.

2. THE APPLICANT SHOULD CLEARLY DEMARCATE THE BOUNDARY OF THEIR LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES IN THE PRESENCE OF REVENUE AUTHORITIES AND WRD AUTHORITIES. THE APPLICANT SHOULD ALSO MAINTAIN THE MEASUREMENT OF THE REVENUE RECORDS WITHOUT ANY ENCROACHMENT AND SHOULD BE MAINTAINED AS PER REVENUE RECORDS (FMB).

3. THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/ MODIFIED / CHANGED TO ANY OTHERS. BASED ON THE RECORD 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. HENCE THE APPLICANT ARE SOLELY RESPONSIBLE OF GENUINELY 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. WRD IS GIVING OPINION ONLY IN CONNECTION WITH INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHT TO THE APPLICANT TO ENCROACH THE WRD/ GOVERNMENT LAND / CHANNEL. THE NOC FOR THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.

TECHNICAL SUGGESTIONS

(a)THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK. DRAIN AS MICRO DRAIN OF SUITABLE SIZE AS PER PREVAILING SITE CONDITION WITHIN THE SITE. THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN/ CHANNEL, RAINWATER HARVESTING, ROAD WITH ROAD SITE DRAIN AND SEWERAGE TREATMENT AND ITS DISPOSAL AND GARBAGE / DEBRIS AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITH 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 DRAINAGE / 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)THE APPLICANT SHOULD PROVIDE NECESSARY SET BACK DISTANCE WITHIN THE SITE AS PER SITE CONDITION 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/ DATED 13.03.2019) DURING DEVELOPMENT AND THERE SHOULD NOT BE ANY CONSTRUCTION ACTIVITIES IN THE SETBACK AREAS IN FUTURE ALSO. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLETION CERTIFICATE NOC FROM WRD.

(c)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.

(d)THE SEWAGE WATER FROM THE APPLICANT'S LAND SHOULD NOT LET INTO THE DRAIN AND FOR THE DISPOSAL OF THE SEWAGE WATER, SUITABLE ARRANGEMENT SHOULD BE MADE FOR THE SAME BY THE APPLICANT, AND AS WELL AS THE CONSTRUCTION MATERIALS / DEBRIS / GARBAGE'S SHOULD NOT BE DUMPED INTO RIVER/ ERI / CHANNEL / POND AT ANY COST.

AT ANY COST, SEWAGE/SULLAGE SHOULD NOT BE LET INTO RIVER / ERI / CHANNEL / POND AND GARBAGE, 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 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)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-8607&8911 VARADARAJAPURAM ERAMAIYUR 10078/2023/ DATED:07.12.2023 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE 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-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 BYTHE 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

(6) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

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
- COMMERCIAL

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.352/1, 353/1A2,1B2,2B, 412/1, 414/1A, 415/1A1B,1A2B,1A3B,1A4B,1A5B,1A6B,3, 416/1A,2A1B,2A2A, 418/1B,2B,3B, 419/1,2A, 420/1, 421/1, 444/1A,1F,2A1,2B1B,2B2,2B3,2A5A1,2A5A2,2A5B, 445/1A1,1A2,1A3,1A4,1B1,1B2B,1B2C,1B2D,1C,2A,2B1, 446/1B,1C1,2B1,2B2A, 454/1A1,1B1, 455/1A, 463/1A,2A, 464/1A2B,1A3A,1A3B,2,3A, 465/2,3,4,5, 466/1A, 467/1, 468/1,2, 469/1,2,3,6,7, 470/1A, 470/2A,2B, 472/2A2, 2B OF VARADHARAJAPURAM VILLAGE AND S.Nos: 148/4B, 149/4A, 150/4B1,5B1,13A,14 & 151/2 ERUMAIYUR VILLAGE.

SCALE : 1:1000 (ALL MEASUREMENTS ARE IN METRE)

ஒப்புதல் அளிக்கப்படுகிறது
மனை ஆவண எண் 255 / 18,8,976 உள்ளாட்
இணையில் வழங்கிய நில்லையாக உதிரா
எண் ரூ.ஒ 2/10/2023-24 நாள் 25-3-2024
வரைபடம் நிராகரிக்கப்பட்டு
வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது

ஒப்புதல் அளிக்கப்படுகிறது
இணைப்பு வழங்க ஒன்றியக
/ 984 வழங்க நிபந்தனைகளுக்குட்பட்
வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது
08/2023-24 29/03-24

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

For KISHKINTA LAND DEVELOPMENT PVT. LTD.
Authorised Signatory

OWNER'S SIGNATURE

KIRAN VENKATESH
CA/97/22232
InFORM Architects
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9th Main Banashankari 2nd Stage
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Ph : +91 80 26713360 | 61 | 62
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CGLRN/RA/Gr-I/2019/09/034

LICENSED SURVEYOR

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

Planning Permit No. 15775 Dated: 12.8.2024
P.P.D L.O No: 53 2024
APPROVED
VIDE LETTER No.: Layout-I/0267/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

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.