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

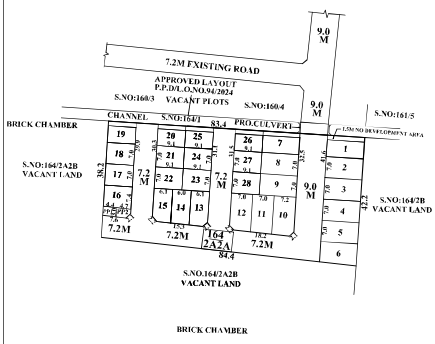
DIGITALLY VERIFIED RECORD

FILE NO. : L1-0175-2025

TOTAL EXTENT	**(AS PER PATTA)**	:	**3243 SQ.M**
ROAD AREA	**(40%)**	:	**1295 SQ.M**
PLOTTABLE AREA	**(60%)**	:	**1948 SQ.M**
1% PUBLIC PURPOSE REQUIRED		:	**19 SQ.M**
PUBLIC PURPOSE PROVIDED		:	**26 SQ.M**
PUBLIC PURPOSE AREA-1 : 13.0 SQ.M			
PUBLIC PURPOSE AREA-2 : 13.0 SQ.M			
REGULAR PLOTS	**(1 TO 15)**	:	**15 Nos**
E.W.S. PLOTS	**(830 SQ.M) (16 TO 28)**	:	**13 Nos**
TOTAL NO. OF PLOTS		:	**28 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA — REFER FINAL LETTER
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)



CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / TS(3) / F NOC 5962 SITHUKADU VILLAGE 8612/2025/DATED 30.09.2025, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The Proposed Culvert should be made of RCC of size and in S.F.No 164/1 of Koonthr Village earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land on South and Existing Road available on Northern side of the Government Channel / Odai, this permission is eligible for construction of Culvert
2. The Proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge are specified below should be well within the boundary. The size & sill level of the proposed RCC Culvert Should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of WRD officials. The bed level of the Culvert should be fixed in presence of the Concerned Executive Engineer with respect to the existing Government Tank original bed level for the free flow of water in gravity.

The Hydraulic particulars of the proposed RCC Culvert are as follows:

1. Existing Road Level on Northern side S. No. 164/2A2A	: (+) 29.154m
2. Sill L. during Past Year nearby site	: (+) 30.254m
3. Proposed Bed level of Channel	: (+) 28.054m
4. Proposed Deck slab bottom level of RCC Culvert	: (+) 30.850m
5. Width of the Culvert as per EMB channel	: 6.60m
6. Width of Culvert (Carriage way Width)	: 9.00m

	ACCESS TO S.F.NO									
S. NO/SUB DIV. NO	ROAD	NO	PROPOSED VENT WAY SIZE IN (M*M)	NO. IN (*)	MAXIMUM DAILY DISCHARGE IN CUSEC (M3/SEC)	MAXIMUM HEAD OF WATER IN (M)	DEPTH OF FOUNDATION IN (M)	AREA OF VENT WAY IN SQ.M	DESIGN DISCHARGE IN CUSEC	
1 / 164/1	EXISTING ROAD	164/2A2A	10M*3M	2	22.2 CU.M	0.85M	3.00M (TO MEET EXISTING GL)	7.2M	254 CU.M	1 NO

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur, for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for the above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of R.C.C Culvert should be reported to the Executive Engineer after completion.
4. The Government Channel in S.F.No. 164/1 running within the applicant's land should be completely desilted and re sectioned by constructing retaining wall on Northern side of the Government Channel along entire boundary as per the PMB at the applicant's own cost.
5. The applicants should clearly demarcate their boundary especially on Northern side of Channel in S.F.No. 164/1 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel abutting the land. Moreover, the width of entire Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost
6.The Government Channel abutting the applicant's boundary on Northern side should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channel to the downside area within the proposed site. Also, the applicants should desilt the lower/Minor Channel periodically and remove the obstruction from and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project.
7. The applicant should pay an annual lease rent of Rs.6,000/- (Rupees Six thousand only) for utilising Government land of 60.00 sqm., in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs. 18,000/-(Rupees Eighteen 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 are to be revised respectively.
8. The applicant has to pay Service tax, GST etc, separately as per norms in existance and as amended if any time to time without fail.
9. The applicant should execute the lease agreement with Executive Engineer, 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.
10. The applicant is also to pay the caution deposit of Rs. 2,00,000/-(Rupees Two lakh only) in favour of the Executive Engineer, WRD., Kosasthalaiyar Divin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert, Government 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
11. The applicant shall not claim any privilege on the above leased portion of the land (Culvert land, Culvert, Government Channel & retaining wall) and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to be handed over to this department as is in original condition. The above proposed RCC Culvert will be the Government WRD property after the construction.
12. The Abutments, Wing wall, Return wall, etc, for the above proposed Culvert should be constructed well within the applicant's land on either side. The proposed RCC Culvert should be maintained and maintained for frequent inspection by the applicant at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.
13. In case of transfer of the above said lands to the third party / association in future, in such case fee lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed Culvert also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
14. The permission granted to the applicant, 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 false / manipulated/fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible if genuinery of the documents submitted.
15. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition for the Proposed Culvert. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future.
16. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the Culvert proposed by the applicant and WRD specifically not reserved only for construction of Small bridge. The applicant should construct the proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed RCC Culvert and at any cost, WRD will not be held responsible, for design and drawing adopted for proposed construction of RCC Culvert.
17. 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 concerned WRD officers before commencement of work WRD is giving opinion only in connection with the permission for construction of Culvert aspect and does not enliven any rights to the applicant to encroach the WRD/Government Lands.
18. The applicant should abide by the rules and regulation of the WRD from time to time.The applicant should also abide contt of law and act of both State & Central Government from time to time.
19. The applicant should not object at any time for the maintenance work /improvements work of the channel/ tank 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 to be carried out by WRD in future periodically.
20. The applicant should maintain the channel area so as in condition of Environmental, Ecology, and Saturalist and without encroachmens & pollution etc., and should not devaste the Hydraulic particulars of the channel.
21. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., arrangement should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.
22. The applicant should not carry out any other cross masonary structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed as the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.
23. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)30.850 m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layer of not more than 0.30 m depth to achieve the required degree of compaction for a depth varying from 1.930m to 1.970m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+)30.850m (i.e 7.75m above from the Known datum of Crest level of Weir in Vayalamallur Tank ie (+) 23. 100m. The all round entire pavement level within the site should not be less than (+)30.850 m. The applicant is suggested to have regular habitation not below the MPL since the existing field levels are below MPL.
24. The applicant should not object the common public for using the Culverts at any time and any cost.
25. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at their site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public

TECHNICAL SUGGESTIONS:

a.The applicant should prepare the development proposal by considering the suitable inverted storm water drainage network as micro drain of suitable sizes within the site as per site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains sewerage treatment plant and its disposal and garbages &dirts and also solid waste management as per norms in existance within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail

The sewerage or any unhygienic drainage (Treated or Untreated) should not be let into drain (Aburnal)/storm or 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 to the free flow of internal drain to downstream.

b.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

c.The sewage water from the applicants' land should not let into the drains and for for disposal of the sewage water and 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/river at any cost.

At any cost, sewage/spillage should not be let into channel, and the garbages, bricand construction materials should not be dumped into the channel/river obstructing the free flow of water.

d. The necessary setback distance should be provided within the site as per site site conditions along the channel as per the norms in existance and as per the rules in force of CMDA /circular issued by the office of the Commissioner of Town & Country Planning. Chennai – 5 vide Roc.No.4367/2019/B4/DTCP, dated:31.01.2019) during development and there should not be any construction activity in setback area in future also. Moreover, the applicant should provide adequate passage along the channel course as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work / improvements work of the channel which are proposed to be carried out by WRD.

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

The owner of the document recorded 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 based on technical grounds in respect to the physical location of land.

Failure to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion with NOC on foundation point of view along with permission for construction of Culverts 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 (II) IN G.O.(Ms)No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS(MAD DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020)

ONE FIFTEAT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE", WITHIN THE ABOVE CEILING 6 9% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 6 9% 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-2019, RULE NO. 17 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED 01.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAD 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 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / TS(3) F NOC 5962 SITHUKADU VILLAGE 861/2/2025/DATED:30.09.2025, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

(VII) 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
- EWS
- CHANNEL

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 164/2A2A OF SITHUKKADU VILLAGE. (KORATTUR - B VILLAGE AS PER PATTA)

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

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

Signature valid
Digitally Signed by
Registered Engineer Grade II
KAMALAKKANNAN
Sign Date: 10/11/2025 3:00:37 PM

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

Signature valid
Signed by Village Panchayat
Location:
Date:2026.01.06 16:17:07

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.