Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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FILE NO : LAYOUT-1/0391/2025

TOTAL EXTENT	(AS PER PATTA)	:	8425 SQ.M
ROAD AREA	(35%)	:	2923 SQ.M
PLOTTABLE AREA	(65%)	:	5502 SQ.M
OSR EXEMPTED UP TO		:	3000 SQ.M
BALANCE AREA		:	2502 SQ.M
10% OSR CHARGES REQUIRED		:	250 SQ.M
OSR CHARGES TO BE COLLECTED		:	250 SQ.M
1% PUBLIC PURPOSE REQUIRED		:	55 SQ.M
PUBLIC PURPOSE PROVIDED		:	56 SQ.M
PUBLIC PURPOSE AREA-1 : 28.0 SQ.M PUBLIC PURPOSE AREA-2 : 28.0 SQ.M			
REGULAR PLOTS (1 TO 67)		:	67 Nos.
E.W.S.PLOTS (200 SQ.M) (68 TO 70)		:	3 Nos.
TOTAL NO.OF.PLOTS		:	70 Nos.

NOTE:

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

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO. DB.T(5)3 //F-NOC 002060 PAKKAM VILLAGE 000534 / 2026 / DATED.30.03.2026., ARE 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 filling with proper compaction to the minimum Level of (+)32.400m (i.e.0.525m below the of FTL of Pakkam Big Tank (+)32.925m in order to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.195m to 1.200m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the outputs water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The all round pavement level within the site should be less than (+)32.400m and the applicant is suggested not to have regular habitation below MFL.
2. The applicant should clearly demarcate the boundary of their land, especially on both the sides of channel in S.F No. 460/5 and on one side of channel in S.F No.462/2 which abuts along Northern side of the applicant land, before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the channels as in S.F. No. 462/2 & 460/5 earmarked in the Revenue records and should never be altered and must be maintained as per Revenue records (FMB). If any damages occurred in the channels, the same should be restored to its original condition at their own cost.
3. 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 document seems to be fake / 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 for 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 applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law and act of both State & Central Government from time to time.
6. The applicant should not object at any time for the maintenance work / improvements work of the channel to be carried out by WRD. The applicant should give no 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) are to be carried out by WRD in future periodically.
7. The 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 their site from the WRD is purely issued on the basis of inundation point of view.
8. The Government Channels in S.F.No.460/5 & 462/2 running in between and abutting on the Northern side of the applicant's land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel as per FMB at the applicants 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 Channels as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments.
9. The Government Channels in S.F.No.460/5 & 462/2 stretch in between and abutting the North boundary of the applicant's land should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the Government Channels should be maintained without encroachment as per Revenue records and the hydraulic parameters of the Government Channels should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channels to the downside area within the proposed site Also, the applicant should desilt the Government Channels periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land after the completion of project.
10. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. 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.
11. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No. 460/5 of Pakkam Village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land / road available on both sides of the channel, their permission is eligible for construction of RCC 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 Channel should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion: ascertained.

S.NO.	Channel S.No.	Access to S.No.		Proposed Bed level in m (+)	FSL in m (+)	Minimum inner width of channel in m as per FMB	Minimum inner Vent height in m / bottom level of deck slab	Width of RCC Culvert in m (Catalogue Wise)	Area of RCC Culvert in Sq.m	No. of vents/ allowed
		From	To							
1.	460/5	451/4B	460/4A	(+) 30.900m	(+) 31.405m	3.60m	1.500m / (+) 32.400m	9.000m	81.00 Sqm say 81.00 Sqm	1 No.

12. 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., Kosasthaliyar 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., Kosasthaliyar Basin Division, Thiruvallur for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer.
13. The applicant should pay an annual lease rent of Rs.9,000/- (Rupees Nine thousand only) for utilising Government land of 33.00 sqm., in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthaliyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.27,000/-(Rupees Twenty Seven 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.
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 Executive Engineer, WRD., Kosasthaliyar Basin Division, Thiruvallur before commencing the work and it should renewed once in every 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 Canton Deposit of Rs.2,00,000/- should be deposited in favour of the Executive Engineer, WRD., Kosasthaliyar Basin Division, Thiruvallur and the canton deposit will be refunded only after the completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work was completed without any damage to the Government property or the damage caused during the execution if any, will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from canton deposit
17. The Abutment, Wing wall, Retrnu wall, etc., for the above proposed Culvert should be constructed well within the applicant's land on West and road on East. Moreover, the width of channel as per Revenue records (FMB) should be maintained properly without any change.
18. The applicants 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 general common public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation Further, the leased portion land to be handled over to this department in original condition.
19. The above proposed culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land and should allow the WRD officials to inspect the Channel as and when required and for the periodical inspection.
20. The applicant 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 structural engineer for construction of proposed culvert. The bottom portion of the culvert should be provided by Concreting at bed level at their cost so as to protect erosion in future.
21. The WRD will not be held responsible for the Structural Stability, Safety and soundness of the culvert as well as building proposed by the applicant and WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Culvert at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed culvert and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.
22. In case, if the applicant transfer the land to any third party, such that the third the third party / association formed for the same should pay the lease rent annually and regularly or otherwise, the NOC, if issued, for the said purpose will be revoked and steps would be taken for removal of constructed culvert without any correspondence if constructed and the cost of removal would be borne from caution deposit, deposited by the applicant.
23. The applicant should maintain the channel area as is in condition of Environmental, Ecology, and Natturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.
24. 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., as required should be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.
25. The applicant should not object the common public for using the Culvert at any time and at any cost.
26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the Culvert site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

Technical Suggestion

a. The applicant should prepare the layout proposed by considering the suitable internal storm water drainage network as micro drains 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 to the free flow of internal drain to downstream
b.Since the site exists in close proximity with the channel, the applicant should provide necessary setback distance within the proposed site, along the Channel as per site condition and 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-B4 2 / 13.03.2019) during development. Further, there should not be any construction activities in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
c. 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Channel at any cost.
At any cost, sewage / sullage should not be let into river, and the garbages, debris not construction materials should not be dumped into the, Channel restricting the free flow of water.
d. 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.
e. The applicant after conversion of this land for other activity should submit their detailed plan of development to WRD with network of drains, rain water harvesting structures, Blue-Green Infrastructure facilities, permeable pavements, and rain water conversion ponds / tanks to ensure that the excess run-off generated due to the new land cover or impermeability created by roads, installation of temporary structures, etc., do not generate localized flash floods due to increase in surface run-off out of this premises triggering flood scenario to the area down under. After approval of this rainwater conservation infrastructure design and plan by WRD only, the development plan should be approved by the competent authority
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)TNCDBR-2019, RULE NO . 47 (1) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED.04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA) DEPARTMENT DATED .11.1.2020 AND PUBLISHED IN TNGO 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.

(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 (MA) DEPARTMENT DATED .11.1.2020 AND PUBLISHED IN TNGO 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 ELCTRIC 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.

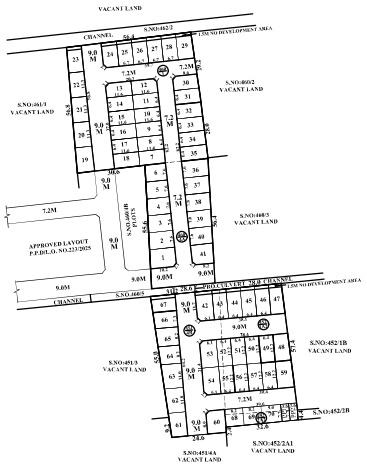
(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DB.T(5)3 /F-NOC 002060 PAKKAM VILLAGE 000534 / 2026 / DATED.30.03.2026, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

- 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



TIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:451/4B, 452/1A2, 452/2A2, 460/1 & 460/4A OF PAKKAM VILLAGE. (NATHAMEDU AS PER PATTA)

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

Applicants (Owner / Developer / Power of Attorney)

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

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: 2026.09.26 16:45:52

Signature valid

Signature valid

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

QR CODE

ISO_A0_(841.00_X_1189.00_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.