Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™



FILE NO.LAYOUT-1 / 0243/ 2024

TOTAL EXTENT (AS PER PATTA)	:	125750 SQ.M
ROAD AREA (29%)	:	36795 SQ.M
PLOTTABLE AREA (71%)	:	88955 SQ.M
10% OSR REQUIRED	:	8896 SQ.M
OSR PROVIDED (PARK AREA-1 : 8975 SQ.M, PARK AREA-2 : 1996 SQ.M) (PARK AREA-3 : 8926 SQ.M)	:	8897 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	890 SQ.M
PUBLIC PURPOSE PROVIDED (1&2) (PUBLIC PURPOSE AREA-1 : 448 SQ.M.) (PUBLIC PURPOSE AREA-2 : 448 SQ.M.)	:	896 SQ.M
10% E.W.S.REQUIRED	:	8896 SQ.M
E.W.S.PROVIDED (12%)	:	10862 SQ.M
REGULAR PLOTS (1 TO 804)	:	804 Nos.
E.W.S. PLOTS (805 TO 961)	:	157 Nos.
TOTAL No.OF PLOTS	:	961 Nos.

NOTE:

1. SPLAY= 1.2M X 1.2M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. RESIDENTIAL
   COMMERCIAL
   PARK/OPEN SPACE
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2
   TO REFER FINAL LETTER

CONDITIONS :

(i) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO, DBJ/TS(3)F.10004/NOC VARADHARAJAPURAM VILLAGE, 0905/2024/ DATED:15.02.2024,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 (+) 15,560m (i.e.,) 3.64m above the Crest level is (+)11,920m of existing old Subulakshmi Anicut (at present damaged in condition) across Adayar River in Varatharajapuram) 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 meter depth to achieve required degree of compaction for the depth varying from 0.60m to 1.21m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage 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 (+)15,560m and the regular habitation should not be below RFL is (+)16,870m.

2.The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities.The applicants should also maintain the measurement of the Channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB) . If any damages occurred to the Channel, the same should be restored to its original condition at their own cost.

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 false/manipulated/fabricated, in future the said permission may be cancelled without any correspondence and deposited amount for cauvion deposit, lease rent etc., will not be refunded, hence, the applicants are solely responsible of genuineity of the documents submitted.

4.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 applicants should not object at any time for future maintenance work/improvement works of the Channel which are proposed to be carried out by WRD, The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/widening/deepening/realignment works as per Revenue records (FMB), Which are proposed to be carried out by WRD in future periodically.

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

8.The Somangalam Branch Maduvu (Adayar tributary) in SF.No.548 & 552 running in-between the applicant's land should be completely desilted and reexcavated by constructing retaining wall on either side of the channel with concrete bed as per the 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 Channel as per Revenue records (FMB) along & within the limits of applicants land should be maintained properly without any change and without encroachments.

9.The Somangalam Maduvu (Adayar tributary) in SF.No.543 & 587 abuts on North side and Somangalam Branch Maduvu (Adayar tributary) in SF.No.548 & 552 running in-between the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their 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 applicants 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 applicants should de-silt the Channel 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 also.

10.The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the Government Channels, the same should be restored to its Original condition at their own Cost.

11.The proposed RCC minor bridge should be constructed by the applicants only across the Somangalam Branch Maduvu in SF.No.552 of Varadharajapuram 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 Minor Bridge 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 landhoad available on both sides of the channel, their 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.

The Hydraulic particulars of the proposed RCC minor bridge are follows:-

1.Existing Approach 1.2 m Road Level-South side	(+) 14.990m
2.Either side of applicant land level SF.Nos.548 & 552	(+) 14.450m & 14.410m
3.MRL during 2015 & 2023 nearby site	(+) 15.230m
4.Proposed bed level of Channel	(+) 12.920m
5.Proposed Deck slab bottom level of RCC minor bridge	(+) 13.200m
6.Proposed bed width of Channel (FMB) in SF.No.552	22m(22 +25.0)*2=94.60m
7.Proposed width of RCC minor bridge (carriageway)	=27.00m (approximately) 12.00m
8.Existing bed level of Channel in SF.No.552	(+)12.920m

S.No.	Channel Capacity	Access to S.No.	Proposed Bed level in m(+)	MRL in m(+)	Minimum Bridge Width of Channel in m as per FMB	Minimum Bridge Vent height in m to be taken from bed of each span	Width of RCC Culvert in m	Area of RCC Culvert in Sq.m	No.of Vents allowed
1	552	548/2	12.920	15.230	22.00m	4.00m +1.000m = (+)5.000m	12.00	12.00 x 5.00 = 60sq.m	3 No
		Total Area of the RCC Minor Bridge			= 204.00 Sq.m				

The qualified charted structural Engineer prescribed the design for RCC minor bridge with pile foundation , the pile cap top level should be kept at 0.60 m below the specified exiting bed level of the channel. Also , the pier should be designed as single round columns and should not be in the form of nosing pier channel. (i.e, 12.100m +0.60m = 11.700m)

12.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Lower Palar Basin Division, Kanchieepuram for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, WRD., Lower Palar Basin Division, Kanchieepuram for monitoring and also completion of Culvert should be reported to the Executive Engineer.

13.The applicant should pay an annual lease rent of Rs.1,21,500/- (Rupees One lakh twenty one thousand and five hundred only) for occupation of 324.00 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD Lower Palar Basin Division, Kanchieepuram and it should be paid at one lumpsum for three years of Rs.3,64,500/-(Rupees Three Lakh Sixty four Thousand and Five Hundred Only) in advance before the commencement of work,During execution/after construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.

14.The applications have 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 the executive Engineer, WRD, Lower palar Basin Division, Kancheepuram 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 subject to revision from time to time as per guideline values(Government) orders.

16.The applicant should pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two Lakhs Only) in favour of the Executive Engineer, WRD., Lower Palar Basin Division, Kancheepuram, which will be refunded only after completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that construction work (culvert and field 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.

17.The construction of Abutments, Wing walls, Return walls, etc., should be constructed for the above proposed Culvert and should be constructed for the above proposed Culvert and should also be constructed well within the applicants land on either side, 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 large 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 handed over to this department in original condition.

19.The above proposed RCC Minor Bridge will be the Government / PWD property after the construction, The applicants should not claim any privilege on the above lease portion of Government land (culvert land, culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the Channel as and when required and for the periodical inspection.

20.The applicants 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 culvert/bridge,

21.The WRD ., will not be held responsible for the Structural Stability of the culvert as well as for building proposed by the applicants and WRD specifically recommend only for construction of culvert ,The applicants should construct the proposed RCC Minor Bridge at their own cost, The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert/bridge.

22.In case of transfer of the above said lands to the third party/association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed RCC Minor Bridge will also be removed without any correspondence for which applicants are not entitled for any compensation and as well as legal entity .

Technical Suggestion :

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain (i.e) the peripheral drain size not less than the 1.20 m x 0.90m and lateral 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 garbage/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 drain/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 SomangalamMaduvu&Somangalam Branch Maduvu in SF.No.543, 548, 552 & 587 with the site the necessary setback distance 3.0m should be provided within the site as per site conditions along of the channel as per the norms in existence or 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-BA2/13.03.2019) during development and their should not be any construction activity in the set back area 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 sposal 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 channel/river at any cost,

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

d.The applicants should get clearance certificate for their site from the Revenue department to make sure that the site is not an encroached property from this water body as well as confirming this proposed site boundaries,

The owner of the document received from the applicants 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(ii)TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms)No.15, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA) 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 TANSEDCO 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 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 LAYOUT 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. DBJ/TS(3)F.10004/NOC VARADHARAJAPURAM VILLAGE,DATED:15.2.2024, 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
- PARK
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS
- CHANNEL

ஒப்புதல் அளிக்கப்படுகிறது
அரசு ஆணை எண: 255 / 18.8.97ல் உள்ளபடி
இணைப்பில் வண்டுள்ள இவ்வலுவலக உத்திரவு எண் ரூ.மு / D/2025-26 நாள் 23-5-25ல் கண்டுள்ள விந்தனைகளுக்குட்பட்டு வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது

கையொப்பம்
வாசனூராம் முதல் நிலை ஊராட்சி ஒன்றியர் ஒன்றியம்

APPROVAL CONDITION

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

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.544 / 1A, 545 / 1A,1B, 2, 546 / 1A,1B, 2, 3, 547 / 1, 2, 549 / 1, 2, 550, 551 / 1, 2, 3, 553 / 1A,1B, 2B, 3B, 554 / 1, 2, 3, 4A, 4B1, 4B2, 555 / 1, 2, 3A, 3B, 556 / 2, 8A, 8B, 559 / 1, 2, 560 / 1A,1B, 2, 561 / 3B, 4A, 4B, 5, 6, 562 & 563 / 1, 2, 3, 4 OF VARADHARAJAPURAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

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

Signature valid
Digitally Signed by Architect Vinoth Kumar CP
Sign Date: 12.06.2024 4:33:07 PM

Applicants (Owner / Developer / Power of Attorney)

QR CODE

ISO_expand_A0_(841.00_x_1189.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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