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RE REGULATORY RECORD

RERA Document

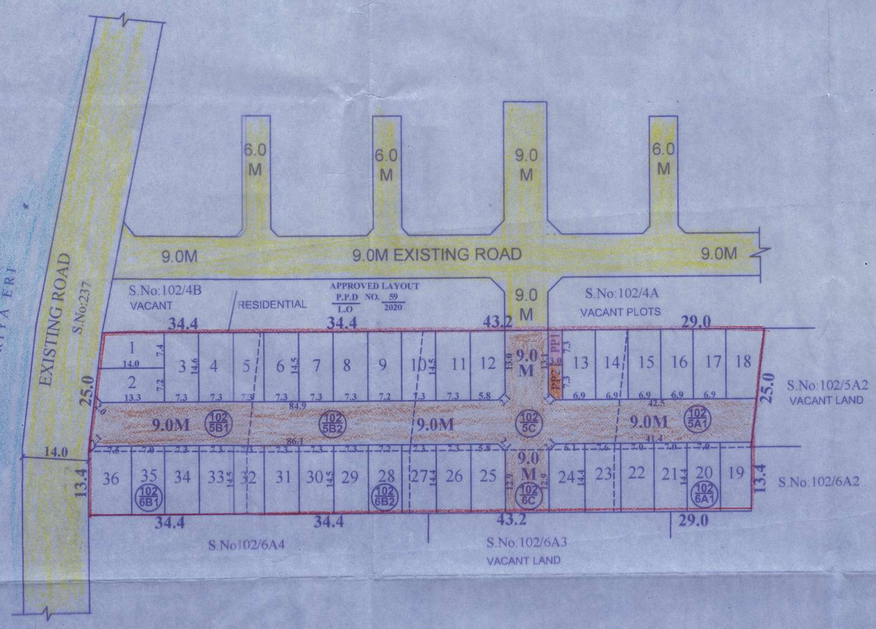
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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண்..15.. நாள்..31.07.2024..
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண்.15887/30.7.2024.
தலைவர்
அகரம்தென் ஊராட்சி



SITE EXTENT	**(AS PER DOCUMENT)**	:	**5301 SQ.M**
ROAD AREA		:	**1562 SQ.M**
PUBLIC PURPOSE AREA (1%)		:	**43 SQ.M**
P.P-1 HANDED OVER TO THE LOCAL BODY0.5% AREA : 22.0 SQ.M			
P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA :21.0 SQ.M			
NO. OF PLOTS		:	**36 Nos**

FILE NO: LAYOUT-1/0154/2024

உள்ளாட்சி மன்றப் படி

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1 (0.5%)
   PUBLIC PURPOSE-2 (0.5%)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.5326/2024, DATED:25.07.2024 @ SRO TAMBARAM JOINT I

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F. NOC 2142 AGARAMTHEN VILLAGE 1218 / 2024 / DATED. 26.02.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The applicants' land should be filled with earth with proper compaction to the level of (+) 12.160m 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 1.540m to 1.650m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 12.160m (i.e) 1.26m above the crest level of Agaramthen Tank (+) 10.900 on Western side of the applicant to avoid inundation during the flood periods. The all round payment level of the proposed site should not be less then (+) 12.160m.

2.The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the government land and the same should be maintained as it is in the revenue records if any damages occurred in the tank and it 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 fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit will not be refunded. 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.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 / Channel.

TECHNICAL SUGGESTION

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of peripheral drain of size not less than 0.90m x 0.60m & lateral of suitable sizes and the same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants 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.

b.The necessary setback distance should be provided within their land as per the norms in existence and as per the rules in force of CMDA (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 there should not be any construction. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD.

c. 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 the water body as well as confirming this proposed site boundaries.

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 / suliage 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.

The trueness 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 along with NOC on inundation point of view for 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 (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. NOC 2142 AGARAMTHEN VILLAGE 1218 / 2024 / DATED: 26.02.2024, 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY(FOR TANGEDCO)
- ERI

For VGK BUILDERS PVT.LTD
Managing Director
OWNER'S SIGNATURE

Er.PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No:RE/GR-II/2022/03/194
No. 6/36B, Budhar Street,
East Tambaram, Chennai - 600 059.
Contact No: 9043049950
Email ID: prakashsrini1995@gmail.com
LICENSED SURVEYOR

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

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

Planning Permit No. 15887 Dated:30.07.2024
P.P.D L.O No: 170 2024.
APPROVED
VIDE LETTER No.: Layout-1/0154/2024.
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 102/5A1, 102/5B1, 102/5B2, 102/5C, 102/6A1, 102/6B1, 102/6B2 AND 102/6C OF AGARAMTHEN VILLAGE.

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

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.