

RERA Document

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

TOTAL EXTENT (AS PER DOCUMENT) : 6394 SQ.M
ROAD AREA : 2080 SQ.M
PUBLIC PURPOSE AREA (1%) : 71 SQ.M
P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 39.0 SQ.M
P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 32.0 SQ.M
REGULAR PLOTS (1 TO 46) : 46 Nos.
E.W.S PLOTS (200 SQ.M) (47 TO 49) : 3 Nos
TOTAL No.OF.PLOTS : 49 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

ROAD AREA	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.13575/2024, DATED:8.08.2024 @ SRO KUNDRATHUR
PUBLIC PURPOSE-1 (0.5%)	
PUBLIC PURPOSE-2 (0.5%)	

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-0660 SIRUKALATHUR VILLAGE 3093/2024/DATED:26.04.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The existing ground level of the site should be raised to minimum level of (+)22.400 m (ie,2.65 m above Sill Level of Sluice No.1 of Chembarambakkam Tank which is (+) 19.750 m). with filling varies from 2.150 m to 2.270 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)22.400 m. The regular habitation should not be below MFL. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during flood periods.
2. The applicant should clearly demarcate the boundary of their land especially on Northern side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB).
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. Hence, the applicants are solely responsible of genuinity 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. The applicant should not object at any time for the maintenance works/ improvement works of the channels which are proposed 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 proposed to be carried out by WRD in future periodically.
7. The applicant should not construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.
8. The Government Channels in S.F.No.331 & 390/2 stretch abutting the applicant boundary on Northern side should be marked as per FMB and monitored and maintained by the applicant at his 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 applicant 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 applicant should de-silt the Channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also
9. The Government Channels in S.F.No 331 & 390/2 abutting the applicant land should be completely desilted and re sectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB up to their stretch at the applicant's 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 stretch of applicant's land should be maintained properly without any change and without encroachments.
10. 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 this site from the WRD is purely issued on the basis of inundation point of view.

Technical Suggestion:

(a). The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain 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).The necessary setback distance 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 future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

(c). 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.

(d).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 applicants, and as well as the construction materials / debris / garbages should not be dumped into the River/Eri/Channel/Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, 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 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 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

(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 (MAI 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 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/T5(3)/F-0660 SIRUKALATHUR VILLAGE 3093/2024/DATED:26.04.2024 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.

© 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) |
| | EWS |
| | CHANNEL |
| | NO DEVELOPMENT AREA |

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.

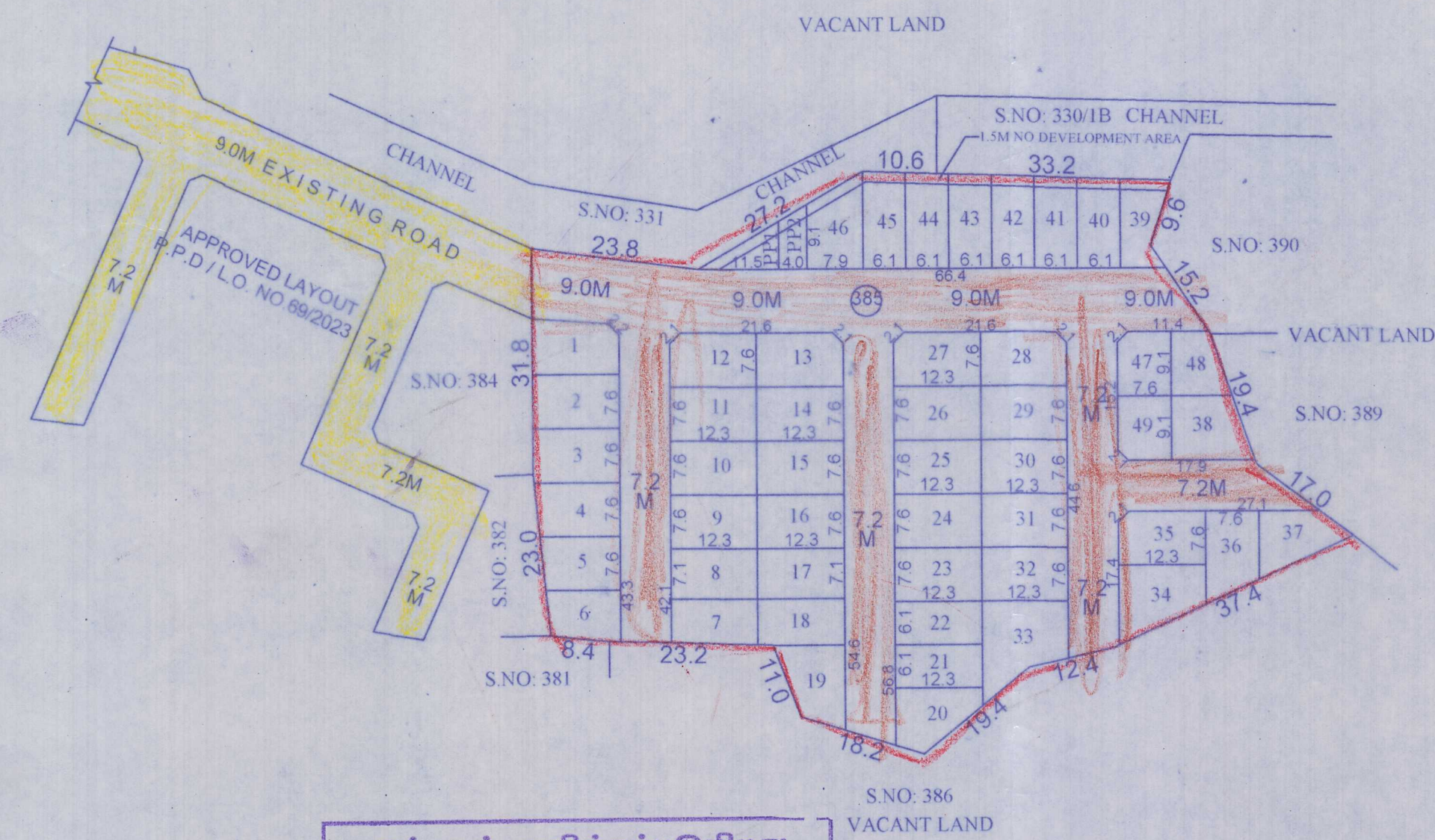
OWNER'S SIGNATURE

R. Manoharan
REGISTERED ENGINEER
RE/GR-III/19/04/113
CMDA, CHENNAI - 600 008.
CELL: 9444 11 4920

LICENSED SURVEYOR

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

Planning Permit No. 15903	Dated: 23.08.2024
P.P.D L.O No: 185	No: 2024
APPROVED	
VIDE LETTER No: layout-1/0387/2023	
DATED :	
For Member Secretary Chennai Metropolitan Development Authority Chennai-600 008.	



ஒப்புதல் அளிக்கப்படுகிறது
மனைப்பிரிவு / கட்டிடம்

அரசு ஆணை எண்: 255/18.8.97ல் உள்ளபடி இணைப்பில் கண்டுள்ள இவ்வலுவலக உத்தரவு எண்.மு.மு.03/24-25 நாள்.5.3.2024ல் கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது

தலைவர் / நிர்வாக அலுவலர்
சிறுகளத்தூர் ஊராட்சி
குன்றத்தூர் ஒன்றியம் (இ) ப.ப.ப.ப.

KUNDRATHUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No: 385 OF SIRUKALATHUR VILLAGE.

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

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](#)



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

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

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

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



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.

