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RE REGULATORY RECORD

RERA Document

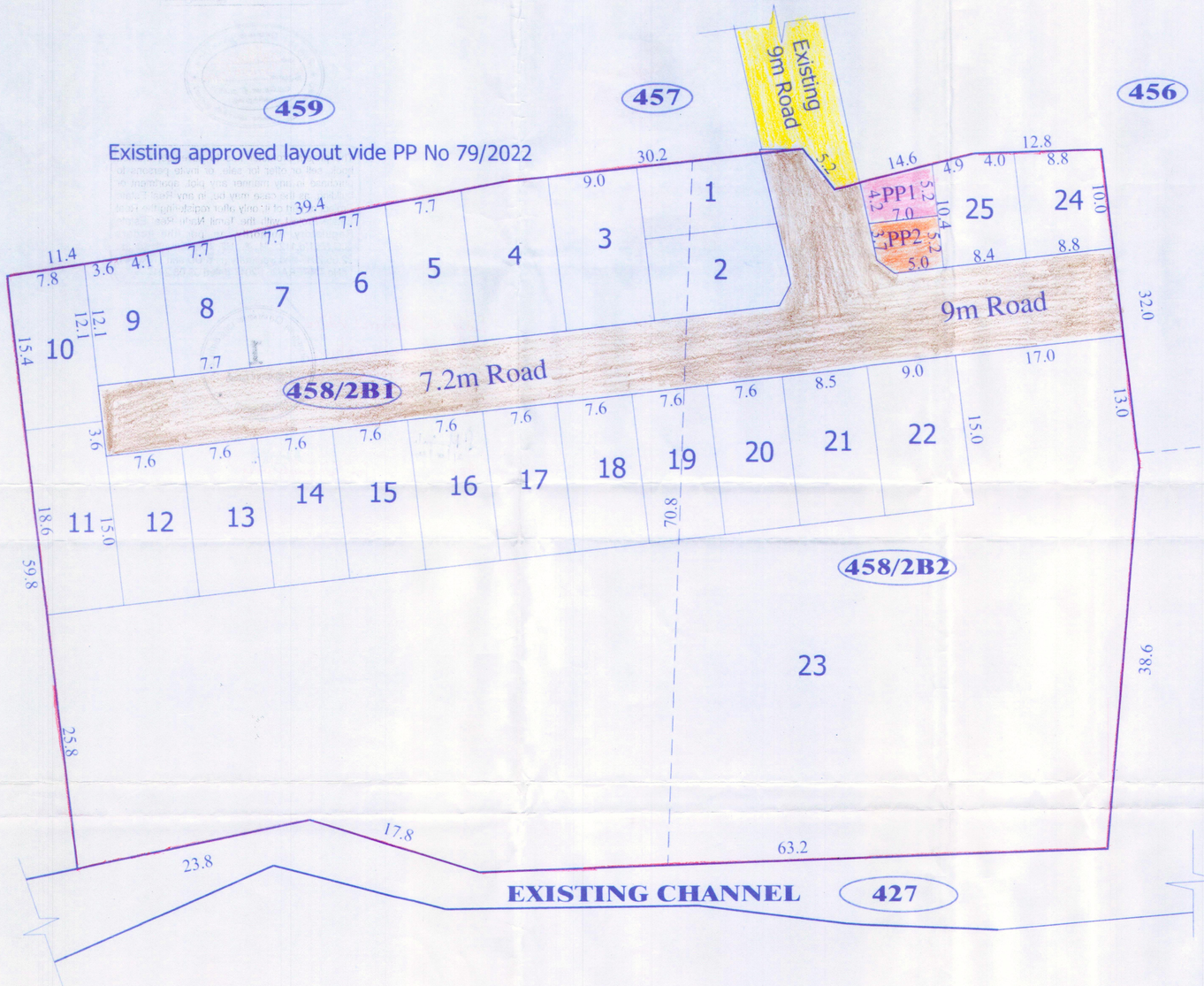
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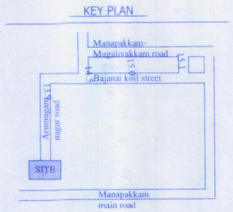
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Verified RealEstate™
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PLAN SHOWING THE PROPOSED HOUSE SITES LAYOUT IN S.NO. 458/2B1, 458/2B2 ,MANAPAKKAM MAIN ROAD, SRIRAM GARDENS, INDIRA NAGAR OF MANAPAKKAM VILLAGE, ALANDUR TALUK, CHENNAI - 6000 125 GREATER CHENNAI CORPORATION ZONE - 12 DIVISION - 157





AREA DETAILS :	Sq.m
TOTAL LAND EXTENT (AS PER PATTA)	7082.80
TOTAL LAND EXTENT (AS PER DOC.,)	7082.80
TOTAL LAND EXTENT (AS PER SITE)	7231.141
TOTAL LAND LEAST EXTENT	7082.80
ROAD EXTENT (Gift deed vide Doc no - 15353/2023)	909.99
PP 1 - Gift deed vide Doc no - 15353/2023	34.18
PP 2 - Gift deed vide Doc no - 157/2024	33.79
PLOT AREA	6104.029

COLOUR INDEX

- Site Boundary
- Existing Road
- Proposed Road
- PP 1
- PP 2

PLOT STATEMENT

PLOT AREA	SQ.M
PLOT NO - 1	94.116
PLOT NO - 2	110.771
PLOT NO - 3	138.752
PLOT NO - 4	138.590
PLOT NO - 5	114.399
PLOT NO - 6	107.339
PLOT NO - 7	106.700
PLOT NO - 8	100.096
PLOT NO - 9	95.667
PLOT NO - 10	121.770
PLOT NO - 11	145.098
PLOT NO - 12	114.803
PLOT NO - 13	114.803
PLOT NO - 14	114.803
PLOT NO - 15	114.803
PLOT NO - 16	114.803
PLOT NO - 17	114.803
PLOT NO - 18	114.017
PLOT NO - 19	114.794
PLOT NO - 20	114.803
PLOT NO - 21	128.774
PLOT NO - 22	136.106
PLOT NO - 23	3352.001
PLOT NO - 24	90.930
PLOT NO - 25	90.488
TOTAL PLOTABLE AREA	6104.029

Notes :

1) Splay of 1.5m x 1.8m provided at the intersection of roads
2) The Roads and the Public Purpose Plot 1 has been gifted to GCC vide DOC No: 15353/2023.
3) Public Purpose Plot 2 has been gifted to TANGDEGO vide DOC No : 157/2024.
4)The developer shall carry out the infrastructure developement works like roads,drainages & street lights as per the standards specified by GCC.
5) The maintenance and taking over of the roads, drains and street lights shall be done as specified in the G.O (M.S) No.141 , Housing and Urban development (UD.4) department dated 16/07/2022

Conditions :

The approval is issued as per the terms and conditions by Executive Engineer , WRD Kosasthalaiyar Basin Division Thiruvallur vide Lr.No.DB/JDO.2/F.40/NOC/2022/52m Dated : 25/01/2023.

1) The Foundation footings should br placed in the original soil strata to avoid unequal settlement of the superstructure.
2) The level of basement/living portion should be maintained as tabulated above and the proposed site of the land is to be raised to a height of 1.26m to 1.47m with the process of earth filling and compaction should be done in the layers of not more than 0.30m depth with hard soil with proper compaction to achieve degree of compaction.
3) The footing should be well interconnected with an intermediate grade beams at the finished ground level to minimise the buckling of columns.
4) The applicant should provide adequate dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be provided as per the norms of the pollution Control board.
5) The WRD , is not reponsible for the structural stability and solutions of the building proposed by the applicant and WRD recommend only for inudation point of view.
6) The proposed site is very close to Eri/Channel/Thangal. The applicant should not affect the hydraulic particulars of Eri/Channel/Thangal.
7) The applicant should not let the drainage water/sewage directly into the Eri/Channel/Thangal.
8) The applicant should provide rain water harvesting arrangements in the site at applicant own cost.
9) If any structure is to be proposed in the site, a separate NOC should be obtained from the competent Authority.
10) The WRD , Officials should be allowed to inspect the site at any time during execution.
11) The applicant should provide necessary storm water drain earmarked in the sketch with adequate vent size and it shall be connected to local body storm water drainage way or road drainage network in order to drain the flood water from site under reference and ultimately the storm water drain to be connected to the local road culvert/channel/Odai/River so as to drain flood water from reference site without inundation.
12) The sewage and sullage water should not be let in the channel/tank maintained by WRD and necessary sewage disposal plant should be provided by the applicant at applicant own cost.The safe discharge of sewage should be ensured and the action plan should be submitted to the Excutive Engineer, Kosasthalaiyar Basin Division ,WRD ,Thiruvallur and/or any Other Competent authority at once After implementation.
13) The Applicant should not encroach into adjacent Goverment Lands and should clearly demarcate boundaries of applicant land in presence of Revenue and as well as WRD officials before commencement of construction.
14) The applicant should clearly demarcate the boundary of applicant land and WRD. Channel before commencement of any developmental activity in presence of the Revenue and and WRD department officials and should not encroach the chennel abutting the applicant land.
15) The level as indicated in the above tabular column should be maintained strictly.
16) Advance intimation should be given to the WRD officers concerned before the commencement work.
17) The applicant shall abide by the rules and regulation of the WRD as in force.

For URBAN TREE REAL ESTATE DEVELOPERS LLP

PARTNER / AUTHORISED SIGNATORY

APPLICANT

Mr. SHANMUGAM LEENARAN S B.E.(Civil)
REGISTERED ENGINEER GRADE - III
GCC REG. No.RE307612022
No.19/9E, BRINDHAVAN APARTMENT,
TAMILER STREET, CHOOLAIMEDU
CHENNAI 600 094.
E-MAIL: karthickslees75@gmail.com
MOBILE: 91767 52080

LICENSED SURVEYOR

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
திட்ட அனுமதி எண் : SDLWDC N12/000850/2022
(மனைப்பிரிவு)
நாள் 31/01/2024 வார்டு 157

ஒப்பளிக்கப்பட்டது

31/01/24
உ.செ.பொ.

ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 03/11/2022
எண் N12/000850/2022
செ.கொ.பா.தி.அ.கி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department, dated 22.06.2017 and Secretary (H&UD and TNRERA) Lr.No.TNRERA/261/2017 dated 08.08.2017.

Layout Approved vide no
LA/WDC N12/00003/2024
Dt: 31/01/2024

பெருநகர சென்னை மாநகராட்சி
1
மணுதாரர் நகல்
பணித்துறை

31/01/24
AEE

For Commissioner

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.