Verified RealEstate™

RE REGULATORY RECORD

RERA Document

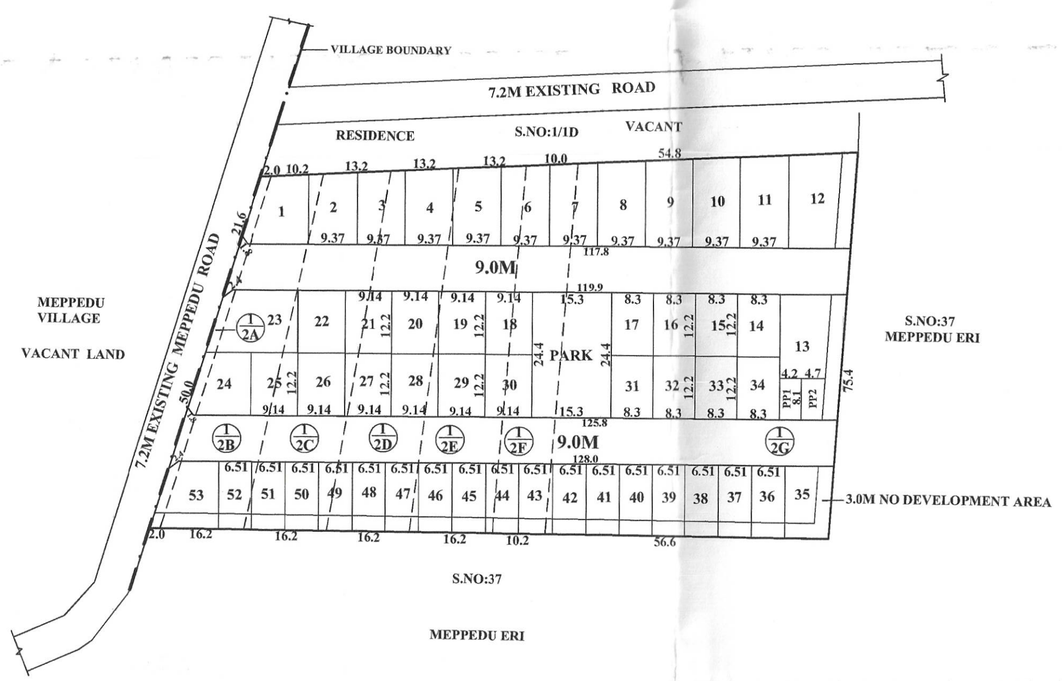
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Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD



TOTAL EXTENT (AS PER DOCUMENT)	:	**8943 SQ.M**
ROAD AREA (25%)	:	**2243 SQ.M**
PLOTTABLE AREA (75%)	:	**6700 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**3700 SQ.M**
10% OSR CHARGES REQUIRED	:	**370 SQ.M**
OSR PROVIDED	:	**373 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**67 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**69 SQ.M**

PUBLIC PURPOSE AREA:1 - 34.0 SQ.M
PUBLIC PURPOSE AREA:2 - 35.0 SQ.M

NO.OF.PLOTS : **53 Nos.**

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F- NOC 2014 PUTHUR VILLAGE 3437/2024/ DATED:05.05.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The existing ground level of the site should be raised to minimum level o (+)10.750m (i.e., 1.61m above the Crest level of Puthur Thangal (+)9.140m) with filling varies from 1.470m to 1.540m 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 (+)10.750m. 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 especially on South & Eastern side of their land 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 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/ river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7.The applicants' land seems to be Ryotwari land, which would be classified as Dry lands and it is mentioned as Puthur tank submerged condition site as per Revenue records whereas CMDA has not informed land details in accordance with Second Master Plan which is already reclassified as Primary Residential Area for the submerged site condition, moreover during site it is assessed that surrounding area was urbanized as per Second Master Plan, as well as the applicant should not disturb the existing catchment drains to the tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of Layout of above land since Layout issue lies entirely discretion of CMDA and WRD will not be held responsible at any cost regarding Layout of above land since WRD issuing NOC regarding inundation point of view as per site condition. Further this case should not be considered or Ted reated as precedent for any other cases in future
8. The applicant should not object at any time for the maintenance work /improvements work of the tank to be carried out by WRD. The applicant should not dump the garbages/ debris in the Tank and avoid the sewage water into the channel,etc,. 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] are to be carried out by WRD in future periodically

Technical Suggestion:

a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains ie peripheral drain of suitable size not less than 1.20m x 0.90m & lateral drain of suitable sizes within the site as per the site condition and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicants' land, according to the existing rules in force and should get proper approval from the 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 not less than 3.00m especially on Eastern and Southern Side 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 report for NOC from WRD.

(c) The applicant 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 iver/Eri/Channel / Pond restricting the free flow of water.

The owner of the document received from the applicants in respect to the wnership is purely of applicants' responsibility and it is only for reference purpose to s department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely sued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, WRD reserves rights to thdraw the Technical opinion on inundation point of view to the above proposed site ed in event, the applicants shall not be eligible for any compensation whatsoever as well as legal entity.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD IN THEIR LETTER NO. DB/T5(3)/F- NOC 2014 PUTHUR VILLAGE 3437/2024/ DATED:05.05.2025, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)TNCDBR-2019, RULE NO : 47 (8) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1 DEPARTMENT DATED 31.1.2020 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 TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(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) 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
- PARK
- ERI

FILE NO.LAYOUT-1/ 0194/2025

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

KATTANKULATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 1/2A, 1/2B, 1/2C, 1/2D, 1/2E, 1/2F & 1/2G OF PUTHUR VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

QR CODE

மனைபிரிவு / மனை உட்பிரிவு
அனுமதி எண்: 194/2025 நாள்: 14.1.26
அனுமதி வரைகட்பாடுத்தது
படம் எண்: 32/2025-26 நாள்: 14.1.26
S. Murthy 14/1/26
தலைவர் / [illegible] அலுவலர்
பெருங்குன்றம் முதல்நிலை பேரூராட்சி
காட்டாங்கொளத்தூர் ஒன்றியம்

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.6848 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: T.S.SAGIYASHREE
Sign Date: 10/05/2025 9:29:02 AM

Applicants (Owner / Developer / Power of Attorney)

14/1/2026

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

ISO_A1_(841.00_x_594.00_MM)

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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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.