

RERA Document

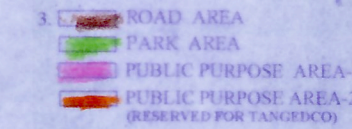
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Published for reference. The authority's own register is the operative record.

உள்ளாட்சி மன்றப் படி

TOTAL EXTENT (AS ON SITE) : 32803 SQ.M
ROAD AREA : 11259 SQ.M
PARK AREA : 2161 SQ.M
PARK AREA:1-814.0 SQ.M+PARK AREA:2=1347.0 SQ.M
PUBLIC PURPOSE AREA (1%) : 218 SQ.M
(P-1 HANDED OVER TO THE LOCAL BODY 93% AREA - 1079.30 SQ.M)
(P-2 HANDED OVER TO THE TANGEDCO 01% AREA - 117.9 SQ.M)
NO. OF PLOTS : 53 Nos.

NOTE:

1. SPLAY-1:50X1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.12801/2023, DATED: 01.12.2023, @ SRO PADAPPAL.

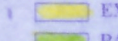
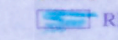
CONDITIONS:

- (I) THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DR/TSO/484325 (THIRUMUDIVAKKAM VILLAGE) DATED 20.09.2023, WHICH 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 proper compaction to the minimum level of (+)13.900m (i.e.) 0.150m above the Top Level of Deck Slab of the Thiruneermalai Road across the Adayar River is (+)14.850m. To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from (+)1.130m to (+)1.810m 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 not be less than (+)13.900m and the regular habitation should not be below MFL.
 2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body 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.
 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 genuineness 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 / river. The VCC for this site from the WRD is purely issued on the basis of inundation point of view.
 7. 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 / Local body. 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 / Local body in future periodically.
 8. The Government Order in SF.No.404/3 and Adayar River stretch abutting 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.
 9. The applicants should not construct any cross masonry across the River/Er/Thangal/Channel without prior permission of WRD / Local body. If any damages occurred to the Government River / Er / Thangal / Channel, the same should be restored to its Original condition at their own cost.
- Technical Suggestions:
- a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains in, peripheral drain of size 1.20m x 0.90m should be constructed all-round the site and lateral drain of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment 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 drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.
 - b. The necessary setback distance should be provided (i.e.15.0m especially on Eastern side) within the site 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 No. 4367 / 2019-BA2 / Dated: 13.03.2019) during development and there should not be any construction within the CMDA sub-zone.
 - c. The applicants' lands are seems to be Ryotwari land which would be classified as "Wet" lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for the site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming the proposed site boundaries.
 - d. The sewage water from the applicant 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/garbage should not be dumped into the channel/river/tank at any cost. At any cost, sewage / sullage should not be let into channel/river, and the garages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
- 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.

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- (I) THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DR/TSO/484325 (THIRUMUDIVAKKAM VILLAGE) DATED 20.09.2023, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- (I) 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

LEGEND:

-  SITE BOUNDARY
-  ROADS GIFTED TO LOCAL BODY
-  EXISTING ROAD
-  PARK GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
-  RIVER

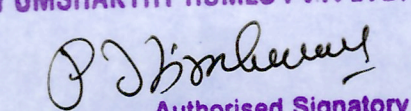
CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT
TO OBTAINING SANCTION FROM THE LOCAL
BODY CONCERNED

ந.க.எண்.2/2023-2024, 20.09.2023
ஒப்புதல் அளிக்கப்படுகிறது

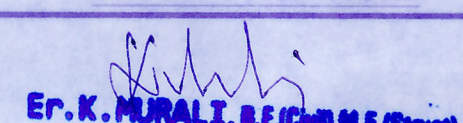
மேலே 3/2/2024
தலைவர்/செயல் அலுவலர்
திருமுடிவாக்கம் ஊராட்சி
குன்றத்தூர் ஒன்றியம் (இ) பட்டப்பை

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.

For OMSHAKTHY HOMES PVT. LTD.


Authorised Signatory

OWNER'S SIGNATURE


Er. K. MURALI, B.E./Chennai, S. S. S. S. S.
Registered Engineer, Grade-I (CMDA),
Registration No. RE/GN-120108/347
Mobile: 97880 18002,
E-mail: muralirai1871@gmail.com

LICENSED SURVEYOR



Planning Permit No. 15721 Dated: 27.12.2023

P.P.D
L.O

No: 302
2023

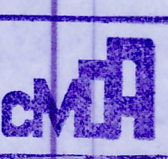
APPROVED

VIDE LETTER No.: Layout-1/0116/2023

DATED



For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF INDUSTRIAL SITES IN S.Nos.384/2B, 385/1, 3, 4, 386/1,2, 403, 404/1 & 405/2 OF THIRUMUDIVAKKAM 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.

