Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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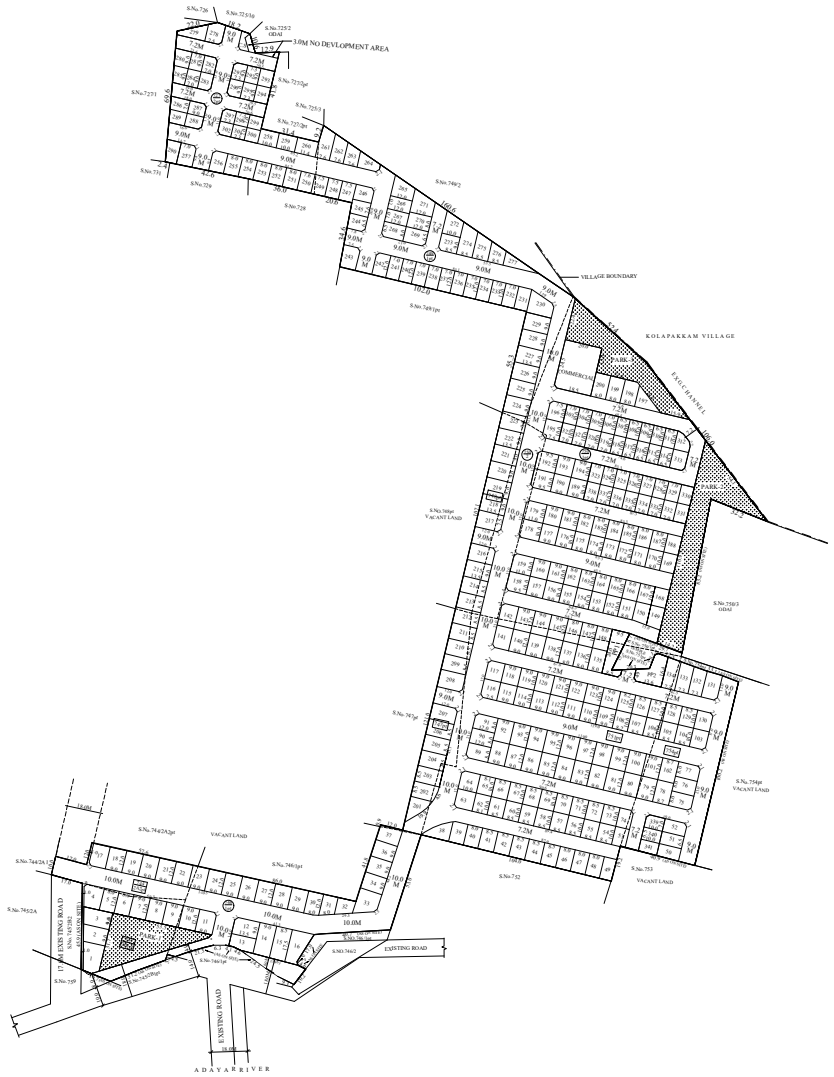
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DIGITALLY VERIFIED RECORD

FILE NO. LAYOUT-1/0236/2025



SITE EXTENT		:	**53337 SQ.M**
ROAD AREA	**(34%)**	:	**18230 SQ.M**
PLOTTABLE AREA	**(66%)**	:	**35107 SQ.M**
10% OSR REQUIRED		:	**3511 SQ.M**
OSR PROVIDED		:	**3518 SQ.M**
(PARK-1 :878.0 SQ.M, PARK-2 : 1582.0 SQ.M)			
(PARK-3 : 1058.0 SQ.M)			
1% PUBLIC PURPOSE REQUIRED		:	**351 SQ.M**
PUBLIC PURPOSE PROVIDED		:	**360 SQ.M**
(PUBLIC PURPOSE AREA-1 : 180.0 SQ.M)			
(PUBLIC PURPOSE AREA-2 : 180.0 SQ.M)			
10% E.W.S REQUIRED		:	**3511 SQ.M**
E.W.S. PROVIDED		:	**4276 SQ.M**
REGULAR PLOTS (1 TO 277)		:	**277 Nos.**
E.W.S PLOTS (278 TO 341)		:	**64 Nos.**
TOTAL NO. OF PLOTS		:	**341 Nos.**
COMMERCIAL SITE		:	**1 No.**
CONVENIENT SHOP		:	**1 No.**

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 WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. T1/1091/APPU/ GERUGAMBAKKAM /2016/DATED:20.04.2016, OBTAINED TO THE RECLASSIFICATION FILE NO.R1/14025/2014 DATED:21.10.2016, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicant should raise the existing ground level to the level of (+) 13.800 MSL (i.e., 0.60 m above the MFL of Adayar River in 2015). The process of earth filling and compaction should be done in layers of not more than 0.30 meter depth to achieve required degree of compaction.

2.Since the applicant land is abutting the Adayar River a minimum of 3 m set back should be spared along the boundary of the applicant lands facing the Adayar River.

3.Since an Odai in the Survey No. 750/3 (As per Adangal) is located adjacent to the petitioner land, the demarcation of Odai should be done as per Revenue Records and boundary stones should be laid in presence of Revenue Officials.

4.The applicant should not made any hindrance to the inflow of the Odai located in the S.F.750/3.

5.No encroachment should be done in Government and poramboke lands is the Adayar River and the Odai in S.No. 750/3 necessary demarcation should done through the Revenue Department in the presence of the WRD officials and the applicant should also fix the boundary stone of size 0.15 x 0.15 x 1.50m at their own cost.

6.Proper storm water drainage channel should be constructed all-round boundary of the applicant at their own cost and this channel linked with existing "Storm Water" to drain out the excess flood water so as to avoid inundation in the adjacent areas during rainy season.

7.The Applicant should provide adequate dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be provided as the norms of the Pollution Control Board.

8.The PWD., WRD., is not responsible for the Structural Stability and soundness of the building proposed by the company and PWD/WFD recommend only for inundation point of view.

9.The applicant should provide rain water harvesting arrangements in the site at their own cost

10.The applicant should not let out any sewage and sullage water in to the river and necessary sewage treatment plant arrangement should be provided as per the pollution control board norms.

11.The applicant should make their own arrangements to collect the garbage's within the premises and has to be disposed off as per pollution control board norms.

12.The PWD/WRD officials should never be objected to inspect the site at any time during execution.

13.The PWD/WRD is giving opinion only in connection with the inundation aspect. This opinion does not deliver any rights to the applicant to encroach the PWD/Government land.

14.The earth filling should be properly done and compacted and retaining wall should be provided along the Adayar river boundary to avoid any inundation. Construction of retaining wall and raising of land should be done before commencing any construction activities.

15.There should be a gap of about 3.00 m should be maintained from the Adayar left bank and the applicant compound wall.

16.Advance intimation should be given to the PWD / WRD officers concerned before the commencement of work.

17.The applicant should abide by the rules and regulations of the PWD/WRD from time to time.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the NOC on inundation point of view to the above survey number and in that event, the applicant shall not be eligible for any compensation whatsoever.

(II)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 TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(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 (MA1 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. T1/1091/APPU/ GERUGAMBAKKAM /2016/DATED:20.04.2016 AND SHALL OBTAIN A LETTER FROM WRD 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

LEGEND :
- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2
- E.W.S
- COMMERCIAL, CONVENIENT SHOP
- RIVER,CHANNEL,ODAI

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

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 727/2pt, 744/2A2pt, 745/2B1pt, 746/1pt, 747pt, 748pt, 749/1pt, 750/1pt, 750/2, 751pt & 754pt OF GERUGAMBAKKAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Signature Not Verified
Signed By:Village Panchayat President
Location:Kancheepuram
Date:2026.02.17 18:37:34

ISO_A0_(841.00_x_1189.00_MM)

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

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.