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RE REGULATORY RECORD

RERA Document

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

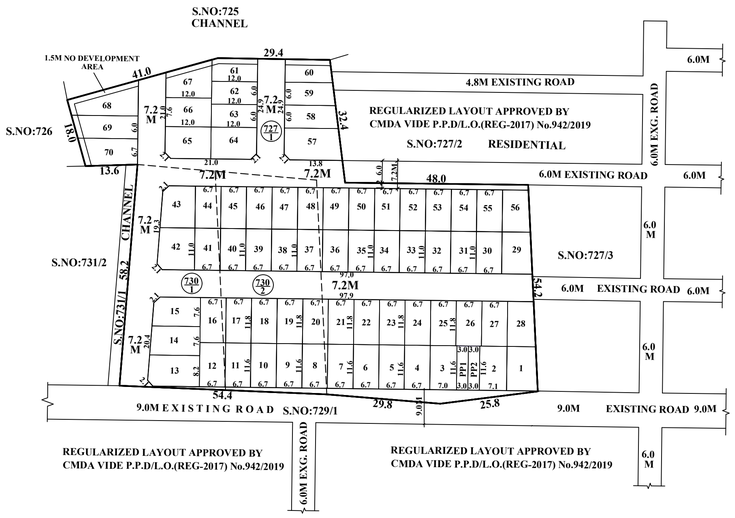
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FILE NO : LAYOUT-1/0061/2025

SITE EXTENT (AS PER PATTA)	:	7950 SQ.M
ROAD AREA (26%)	:	2071 SQ.M
PLOTTABLE AREA (74%)	:	5879 SQ.M
OSR EXEMPTED UPTO	:	3000 SQ.M
BALANCE AREA	:	2879 SQ.M
10% OSR REQUIRED	:	288 SQ.M
OSR CHARGES TO E COLLECTED	:	288 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	59 SQ.M
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA-1 - 35 SQ.M) (PUBLIC PURPOSE AREA-1 - 35 SQ.M)	:	70 SQ.M
NO.OF.PLOTS	:	70 Nos.

NOTE :

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



CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC.6311 PAKKAM (Nathemedu) VILLAGE 0718/20254/ DATED:19.02.2025 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 (+)16.140m i.e. 1.05m above the FTL of Pakkam Eri on Eastern side as (+) 15.090m with average filling as 2.035m to 2.140 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant and to avoid inundation during the heavy rains. Also, the applicant 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 applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+).16.140m.
2. The applicant should clearly demarcate the boundary of their land especially abutting in S.No. 728/1, 729/3 & 731/1 as Government channel and S.No.725 as tank and S.No.726 as Kulam 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 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.
4. 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.
5. The applicant should not object at any time for the maintenance work / improvements work of the channel / tank to be carried out by WRD. The applicant should not dump the garbages / debris in the channel / 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.
6. The applicant should not carry out any other cross masonry structures across the tank / Channel / kulam without prior permission from WRD. If any damages occurred to the Tank / channel or any water bodies that belong to government the same should be restored and rectified to its original condition at their own cost by the applicant.
7. 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.
8. The Government field channel stretch abutting the applicant boundary S.F.No.728/1, 729/3 & 731/1 as channel and S.No.725-tank on Northern side & Eastern and S.No.726 as kulum on Northern side should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field 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 their own cost within the proposed land, after the completion of project.
9. The Government Odai in S.F.No. 728/1, 729/3 & 731/1 as channel in between the applicant's land as well as on Southern boundary should be completely desilted and resectioned by constructing retaining wall (retaining wall top level to be kept as (+).16.140m) on either sides of the Government Channel along entire boundary as per the FMB at the applicant's own cost.
10. The proposed small culvert should be made of RCC of size and in S.F.No.731/1 of Pakkam village (Nathamedu as per patta) earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land / road available on both sides of the Government Channel / Odai this permission is eligible for construction of Small culvert.
11. The proposed RCC small culvert with a minimum vent inner size, width and height of culvert are specified below should be well within the boundary. The size & sill level of the proposed RCC Small culvert should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of WRD officials. The bed level of the Small culvert should be fixed in presence of the Executive Engineer concerned only after the existing Government Channel orginal bed level ascertained and restored for the free flow direction from its origin.

The Hydraulic particulars of the Tank Supply Channel in. S.No.731/1 are as follows:

B.M.(+)15.090m FTL of Pakkam Thangal Tank

Proposed Bed width of the Channel - as per FMB	- 3.0 m
Proposed width of the culvert (carriage way)	- (+) 7.50 m
Maximum Flood Level in Channel (Assessed)	- (+) 15.025m
Proposed bed level of the Channel	- (+) 13.300 m
Proposed Deck slab bottom level of the Culvert	- (+) 16.140 m
Existing road level nearby applicant's site	- (+) 14.360 m
Applicant land level in S.No.731/2 West	- (+) 14.110 m
Applicant land level iri S.No.730/1 East	- (+) 14.100 m

S. NO.	Channel S.No.	Access to S.No. From	To	Proposed Bed level in m (+)	MFL in m (+)	Minimum inner width of channel in m as per FMB	Minimum inner Vent height in m or Soffage level to deck.slab	Width of RCC Culvert in m	Area of RCC Culvert in Sq.m	No.of vents allowed
1.	731/1	731/2	730/1	13.300	15.025	3.00	2.84 m or (+) 16.140	7.50	22.50 Sq.m say 23 Sq.m	1 No.

12. Based on the hydraulic particulars mentioned above the design and drawings of the proposed RCC Small culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the Executive Engineer, WRD Kosasthalaiyar Basin Division, Thiruvallur, for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for the above proposal should be informed to the Executive Engineer WRD, Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of Small Culvet should be reported to the Executive Engineer.
13. The applicant should pay an annual lease rent of Rs.27,000/- (Rupees Twenty seven thousand only) for utilising Government land of 23.00sq.m. in the shape of Demand Draft drawn in favour of the Executive Engineer WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at lumpsum, for three years of Rs.81000/- (Rupees eighty one thousand only) in advance before the commencement of work. During execution / after construction of above Small Culvert, if any deviations are noted in above measurement according the lease rent also are to be revised respectively.
14. The applicant has to pay Service tax, GST etc., separately, as per norms in existence and as amended from time to time without fail.
15. The applicant should execute the lease agreement with Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time.to time as per guideline value / Government orders.
16. The applicant is also to pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, WRD., Kosasthalaiyar, Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Small culvert, Government Channel & retaining wall) was completed without any damage to the Government property or the damage caused during execution if any, will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.
17. The applicant should not claim any privilege on the above leased portion of the land (Small culvert land, Small culvert, Government Channel & retaining wall) and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to handover to this department as is in original condition. The above proposed RCC Small culvert will be the Government WRD property after the construction.
18. The Abutment, Wing wall, Return wall, etc., for the above proposed Small culvert should be constructed well within the applicant's land on either side. The proposed RCC Small culvert should be monitored and maintained for. Frequent inspection by the applicants at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the culvert site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.
19. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party 7 association periodically without fail, otherwise the. NOC will be revoked and constructed Small culvert also removed without any for any compensation and as well as legal entity.
20. The permission granted changed to the applicant should not be altered / modified/ changed any others. Based on the records submitted by the applicants the permission is granted. If any documents seem to be fake / manipulated / fabricated, future the above permission will be cancelled without correspondence and deposited amount for caution deposit, lease rent etc will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.
21. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition. The bottom portion of the culvert should be provided by Concreting at bed level at their cost so as to protect the erosion in future.
22. The WRD will not be held responsible for the Structural Stability, safety and soundness of the Small culvert proposed by the applicant and WRD specifically recommend only for construction of Small culvert. The applicant should construct the proposed RCC Small culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed RCC Small culvert and at any cost WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Small culvert.
23. The applicant should maintain the channel / tank / kulam area as is in condition of Environmental, Ecology, and Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the central.
24. All safety measures should be taken without fail Adequate arrangement for the safety of traffic by way of flagman, barricades caution boards, danger lights (Day & Night) etc., as required should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.

Technical Suggestions

(a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network 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 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 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 lands are seems to be Rystewari 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 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.

In this regard CMDA not informed land details in accordance with Second Master Plan as well as Second Master Plan furnished by the applicant regarding the submerged site condition which was already reclassified as primary residential areas by the CMDA, moreover during site inspection, It is assessed that surrounding area was urbanised 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 / reclassification of above land since reclassification issue lies entirely discretion of CMDA and WRD will not be held responsible, at any cost regarding reclassification of above land since WRD issuing NOC regarding inundation point of view as per site condition (the layout proposal requested in submerged condition land regarding inundation from WRD). Further this case should not be considered or treated as precedent for any other cases in future

(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 I Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into Channel / tank /kulam, and the garbages, debris and construction materials should not be dumped into the Channel/tank / kulam 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 the rights to withdraw the Technical report along with temporary permission on construction of RCC Small culvert across Government Channel in the above survey number and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

(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 (MAD) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SMALL 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR 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.

(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC.6311 PAKKAM (Nathemedu) VILLAGE 000718/20254/ DATED:19.02.2025 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V)THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

(VI)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
- CHANNEL

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

THIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 727/1, 730/1 & 730/2 OF PAKKAM VILLAGE. (NATHAMEDU AS PER PATTA)

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Validity unknownSignature valid
Approved
Approved Signed by:-
Authority Planner - V. Krishnaraj
Sign Date: 05/05/2025 9:51:17
Designation: Member Secretary
Approval No. : VIL/PPD/L/O/0061/2025
Approval Date : 05/05/2025 1:57:10 PM
Permit No. : CLA/7758

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

KEY NO.

QR CODE

Owner 1	Owner 2	Owner 3	Owner 4	Owner 5	Owner 6	Owner 7	Owner 8	Owner 9	Owner 10
Name	Name	Name	Name	Name	Name	Name	Name	Name	Name

Validity unknownSignature valid
Signed by: VANDANA Thakur
President
Location: N/A
Date:2025.06.19 09:53:21

Applicants (Owner / Developer / Power of Attorney)

Name
Designation

STRD. ENG. SIGN

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.

Validity unknownSignature valid
Digitally Signed by:-
Registered Engineer Grade II:
MONISHA.V
Sign Date: 04/10/2025 4:28:23 PM

ISO_A1_(841.00_x_594.00_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.