

Verified RealEstate™

Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

www.verified.realestate

Official Property Record



TOTAL EXTENT (AS PER DOCUMENT) : 4290 SQ.M
ROAD AREA : 1707 SQ.M
PUBLIC PURPOSE AREA (1%) : 45 SQ.M
 (PP-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 20.0 SQ.M)
 (PP-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 25.0 SQ.M)
NO.OF.PLOTS : 23 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3. ROAD AREA
4. PUBLIC PURPOSE AREA-1
5. PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 16514/2024, DATED:24.09.2024, @ SRO KUNDRATHUR

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC.4744/KUNDRATHUR-B VILLAGE6324/2022/DATED:01.08.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)20.650m i.e. 1.870m above the Sluice No.3 Sill level of Chembarakkam Tank (+)18.780m) 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 (+)1.890m to (+)2.010m depending upon the existing filed 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 (+)20.650m and the regular habitation should not be below MFL
2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail especially on North and East abutting the Channel SF.No 362 & SF No. 381 respectively and should not encroach the Government land/ water body 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 genuinity 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 The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The applicant should not carry out any others cross masonry structures across the Channel without prior permission from WRD any damage it should be restored to the Original condition at his own cost
8. 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 WRO 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 in future periodically.
9. The Government field Channel in S.F. No.362 on Northern side and SF.No.383 on Eastern side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.
10. The Government field channel in S.F. No. 362 on Northern side and SF.No.381 on Eastern side of the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments 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 his own cost within the proposed land, after the completion of project also

Technical Suggestion

- a. The applicant should provide necessary setback distance especially on Northern side and Eastern side within the site as per site condition as per the norms in existence and as per the rules in force of CMOA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai-2 vide Roc. No 4307/2019-BA2/Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMOA should issue completion certificate only after obtaining compliance certificate NOC from WRD
 - b. 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 confining his proposed site boundaries
 - c. The sewage water from the applicants land should not let into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant and as well as the construction materials/debris/garbage should not be dumped into the channel/river at any cost
 - d. At any cost, sewage/sullage should not be let into channel, and the garbage, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
 - e. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size as per site condition within the site, and the same should be connected to local drain rainwater harvesting, roads with road side drains and sewerage treatment plant and is disposal A garbage/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail
- 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.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DB/T5(3)/F-NOC.4744 KUNDRATHUR-B VILLAGE6324/2022/DATED:01.08.2024, 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 (II)

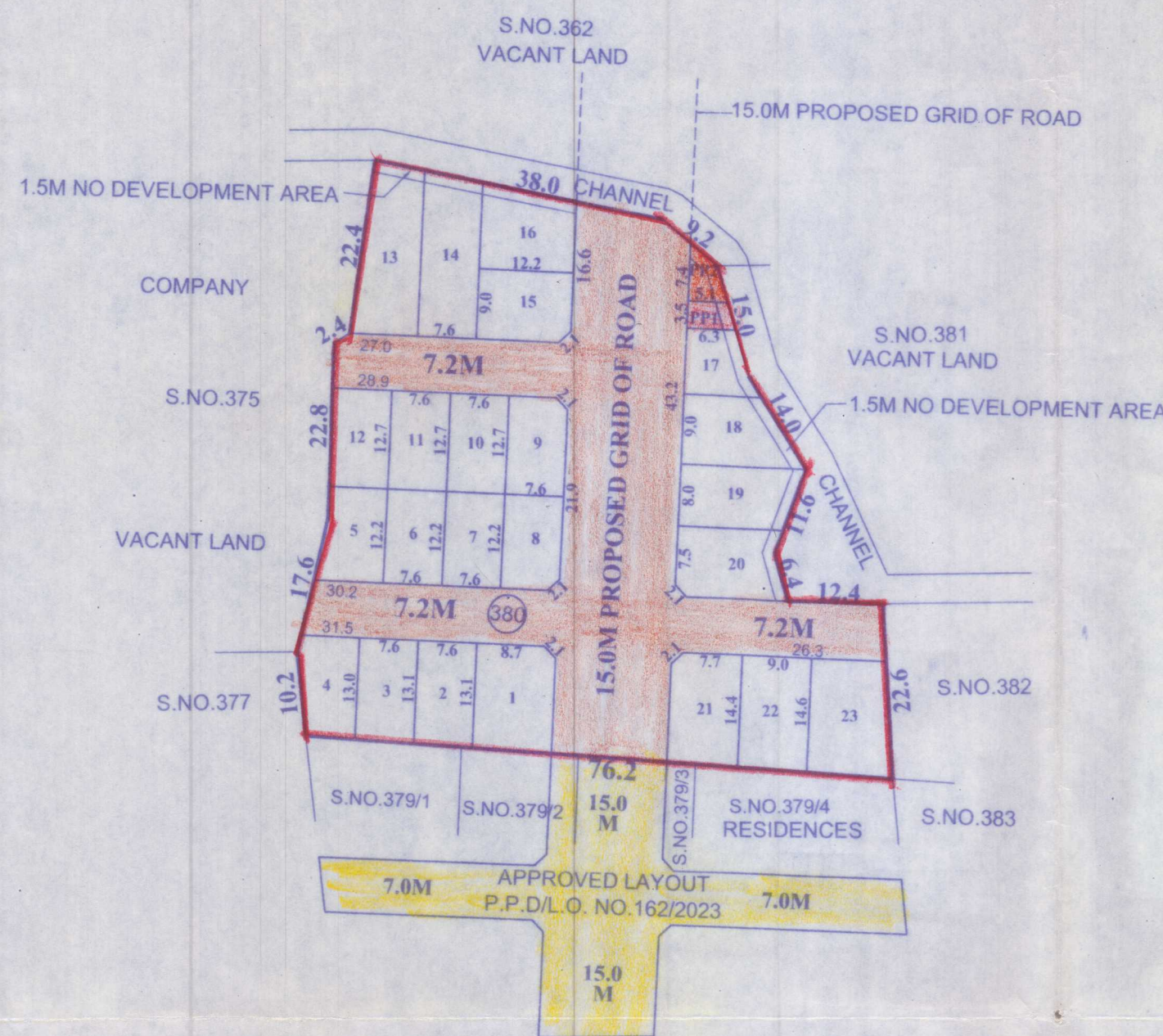
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)



LA.No.11/2024-25.
 D. Dis No 4065/2024
 Dated: 29/10/2025
 APPROVED
 Subject to the conditions laid down in the conditions enclosed
 COMMISSIONER
 Kundrathur Municipality
 Chennai - 600 069

நிபந்தனை

கடைபிடிக்க வேண்டிய நடைமுறைகளில் தவறுகள் நிகழ்ந்திருக்கின்றன என்றோ அல்லது தவறான தகவல்கள் அளிக்கப்பட்டன, உண்மைகளைத் திரித்துக் கூறியமை, ஏமாற்றியமை மற்றும் இவை போன்ற பிறகாரணங்களினால் ஒப்புதல் அளிக்கப்பட்டுக்கொண்டிருக்கின்றோ உணர்ந்தால் வழங்கப்பட்ட அனுமதியை முற்றிலும் நீக்கவே அல்லது மாற்றி அமைக்கவே ஆலோசனைகளுக்கு முழு அதிகாரம் உண்டு என்ற நிபந்தனையுடன் ஒப்புதல் அளிக்கப்பட்டது.

சுற்றுலாப் நகராட்சி

21/11/25
 29/10/25
 29/10/25

This Planning Permission is valid under the TNCDBR, 2019 is subject to final outcome of the WRD No.8943 of 2012 and WMR (MD) No.6912 & 6913 of 2019.

OWNER'S SIGNATURE

Er. R. KRISHNAMOORTHY, B.Tech.D.C.E.,
 Consulting Engineer
 Chennai Metropolitan Development Authority
 Registered Engineer
 No.RE/Gr-1/2022/07/388
 32, KGR Avenue, Perambur, Chennai-600 011.
 Mob. 9841743266 kishmoo@gmail.com

LICENSED SURVEYOR

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

Planning Permit No. 15943 Dated: 10.10.2024
 P.D. L.O. No: 225 2024
APPROVED
 VIDE LETTER No. Layout-1/135/2024
 DATED
 For Member Secretary
 Chennai Metropolitan Development Authority
 Chennai-600 008.

KUNDRATHUR MUNICIPALITY**LAYOUT OF HOUSE SITES IN S.No:380 OF KUNDRATHUR-B VILLAGE.**

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

Our services go beyond



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstateTM

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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