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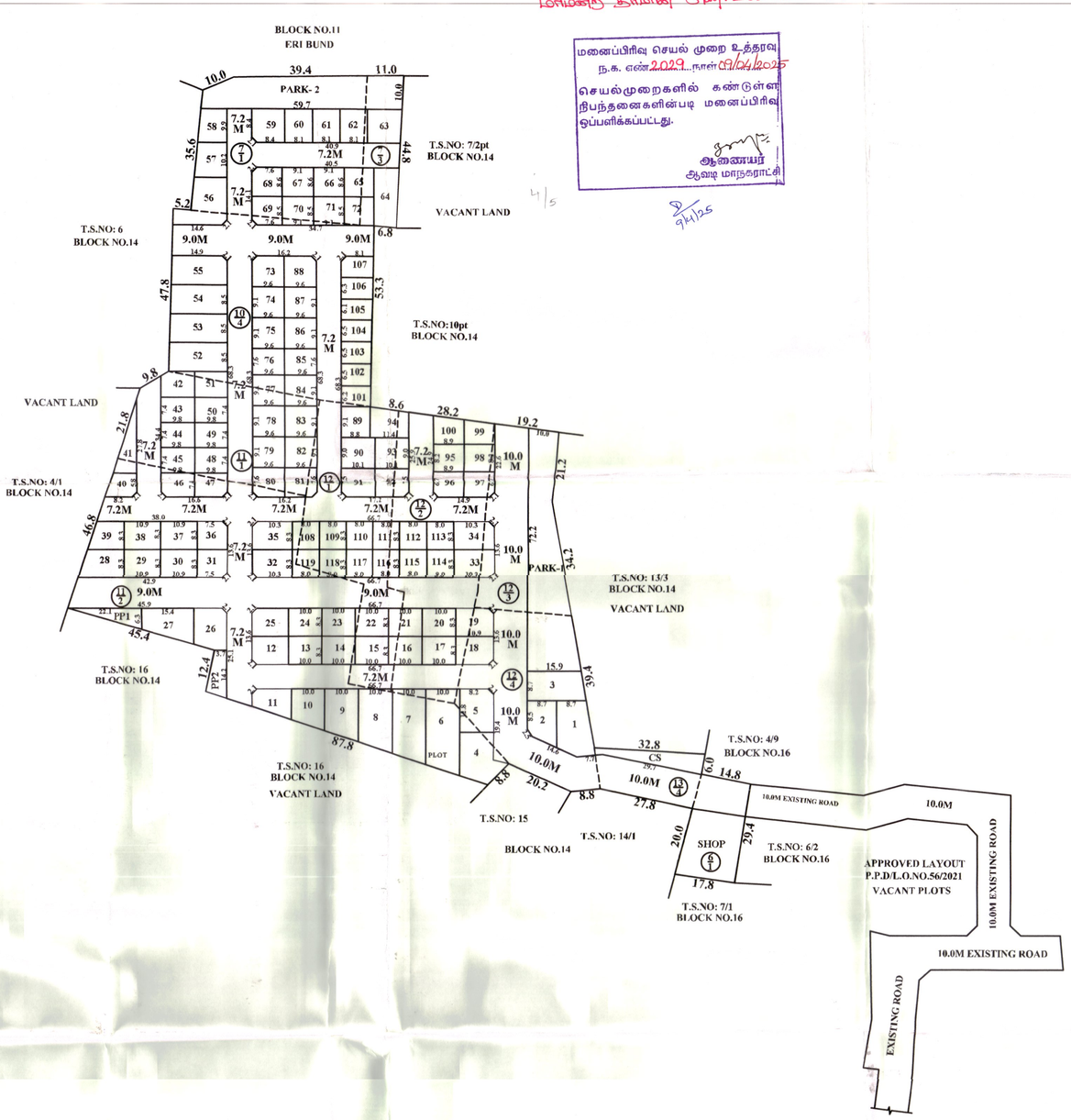
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Official Property Record

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FILE NO.L1/ 0006/2025



SITE EXTENT (AS PER DOC)	:	**19990 SQ.M**
ROAD AREA (35%)	:	**7065 SQ.M**
PLOTTABLE AREA (65%)	:	**12925 SQ.M**
10% OSR REQUIRED	:	**1293 SQ.M**
OSR PROVIDED	:	**1308 SQ.M**
(PARK AREA-1 : 751.0 SQ.M)		
(PARK AREA-2 : 557.0 SQ.M)		
1% PUBLIC PURPOSE REQUIRED	:	**129 SQ.M**
PUBLIC PURPOSE PROVIDED (1&2)	:	**137 SQ.M**
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 70.0 SQ.M		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 67.0 SQ.M		
10% EWS REQUIRED	:	**1293 SQ.M**
EWS PLOTS PROVIDED	:	**1326 SQ.M**
REGULAR PLOTS (1 TO 98)	:	**98 Nos**
EWS PLOTS (99 TO 119)	:	**21 Nos**
TOTAL NO. OF PLOTS	:	**119 Nos**
CONVENIENT SHOP SITE (121 SQ.M)	:	**1 No**
SHOP SITE	:	**1 No**

NOTE:
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — TO REFER FINAL LETTER

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5, LETTER NO,DB / T5(3) / F- 6418/NOC- PALERIPATTU VILLAGE 7968/ 2024 / DATED, 03,10,2024, 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 earth filling with proper compaction to the minimum level of (+)23,760m (i.e.,)0.060m above crest level of Paleripattu tank is (+)23,700m, 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 (+)1.320m to (+)1.660m 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 (+)23.760m 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 East and South side of the Channel SF.No,94 & SF.No,36/2 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 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/ river, 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, If 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 WRD, 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,94 and SF.No,36/2 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,94 and SF.No,36/2 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 within the site based on the 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 construction activities in the specific setback areas in future also, The CMDA 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 confirming this 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/garbages should not be dumped into the channel / river at any cost, At any cost, sewage/sullage should not be let into channel, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

d.The applicants 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, and the same should be connected to local drain rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/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.

e.The CMDA or GCC or local body should verify and ensure that the proposed, site is not in encroachment in channel poramboke, since it is violation against prevailing Government orders, circulars, Hon'ble Supreme court & High Court, NGT Judgments, Tank protection Act 2007 and GO.MS.No.78 / H&UD(UD4(3)Dept / Dated:04.05.2017 etc. In case of any legal proceeding in respect of the development activities in the said channel poramboke WRD will not be held responsible, Also the competent authority should restore the channel as it is condition as per Revenue records,

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) 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,(MA1)DEPARTMENT DATED:31,1,2020 AND PUBLISHED IN TNGG ISSUE NO,41, DATED:31,1,2020
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 BEFORE 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,(MA1)DEPARTMENT DATED:31,1,2020 AND PUBLISHED IN TNGG ISSUE NO,41, DATED:31,1,2020
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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,DB / T5(3) / F- 6418/NOC- PALERIPATTU VILLAGE 7968 / 2024 / DATED, 03,10,2024, AND SHALL OBTAIN A LETTER FROM PWD 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 IN EVERY PLOT

LEGEND :

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- PARK
- EWS
- SHOP,CONVENIENT SHOP

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

Gift Deed Number

PREV_FILE_NO
PREV_APPV_DATE
PREV_APPV_NO
PREV_PERM_NO

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

FILE_NO
DATE

PLAN_PERM_NO
PERMIT_NO

DIG_SIGN

Signature valid

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

KEY NO. 8588

QR CODE

AVADI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos: 6/1, 7/1, 3, 10/4, 11/1,2, 12/1,2,3,4 & 13/4 (OLD S.Nos.36/3A, 93/6,97/1,2,98/1,2A, 99/1,2,3A,3B, 100/1,2) OF PALERIPATTU VILLAGE

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

Owner-1	Owner-3	Owner-5	Owner-7	Owner-9	Owner-11	Owner-13	Owner-15	Owner-17	Owner-19
Owner-2	Owner-4	Owner-6	Owner-8	Owner-10	Owner-12	Owner-14	Owner-16	Owner-18	Owner-20

Applicants (Owner / Developer / Power of Attorney)

Name
Signature
STRC_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.

Name
Signature

Signature valid

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



our services doesn't just end there

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

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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 RealEstate™

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

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