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3/350/2 Mettukuppam,
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Official Property Record



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FILE NO.LAYOUT-1/ 275 /2024

TOTAL EXTENT (AS PER PATTA)	:	**9100 SQ.M**
ROAD AREA	:	**2985 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**63 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 32.0 SQ.M (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 31.0 SQ.M)		
NO.OF.PLOTS	:	**47 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.14304/2024, DATED: 09.12.2024, @ SRO SOUTH CHENNAI JOINT 1

CONDITIONS :

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC 0180 MEDAVAKKAM VILLAGE 5195/2023/DATED:07.07.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The applicants' land should be filled with earth with proper compaction to the level of (+)10.500m-to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m.depth to achieve the required degree of compaction for an average depth to 1.27m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)10.500m.(i.e.2.345m above crest top level of Pallikaranai Anai eri as (+).8.155m). Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as de watering arrangements during flood periods. The pavement level of entire area should not be less than (+)10.500m.
2. The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the Revenue records submitted by the applicant, 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 applicant is solely responsible of genuinity of the documents submitted . If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.
3. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities 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.
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 applicant should abide by the rules and regulation of the WRD from time to time. The applicant 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 applicant to encroach the Government Lands. The NOC for this site issued from WRD is purely issued an the basis of inundation point of view.

Technical Suggestions:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains (i.e, Pheripheral drain size not less than 0.90m x 0.60m and lateral drains of suitable size within the site as per condition) rainwater harvesting roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per noms in existence within the applicant tare according to the existing rules in force and should get proper approval from the competent authority without fail. The sewage or any unhygienic (treated or untreated) drainage should act be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel constructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain

b.The necessary setback distance (not less than 3.0m) should be provided with in the site according to the site condition as per the norms in existence and as per the rules in force of CMDA (circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc.No.4357 / 2019-BA2 / 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 applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary.

d.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 I 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.

The owner of the document received from the applicant 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)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 BYTHE CONCERNED AUTHORITY,. NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC 0180 MEDAVAKKAM VILLAGE 5195/2023/DATED:07.07.2023 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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)

NOTE:
THE LAYOUT APPROVED IS VALID ONLY FOR OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

For PR FINANCIAL SERVICES

Partner

OWNER'S SIGNATURE

Er. R. NAGALINGAM, B.E.,(Civil)
CMDA Registered Engineer Grade-II (RE)
Reg.No.RE/GR-II/2021/03/162
No. W-567, Anna Nagar West Extn., Ch-101.
Mobile: 98406 71398
E-mail: nagalingamtprr@gmail.com

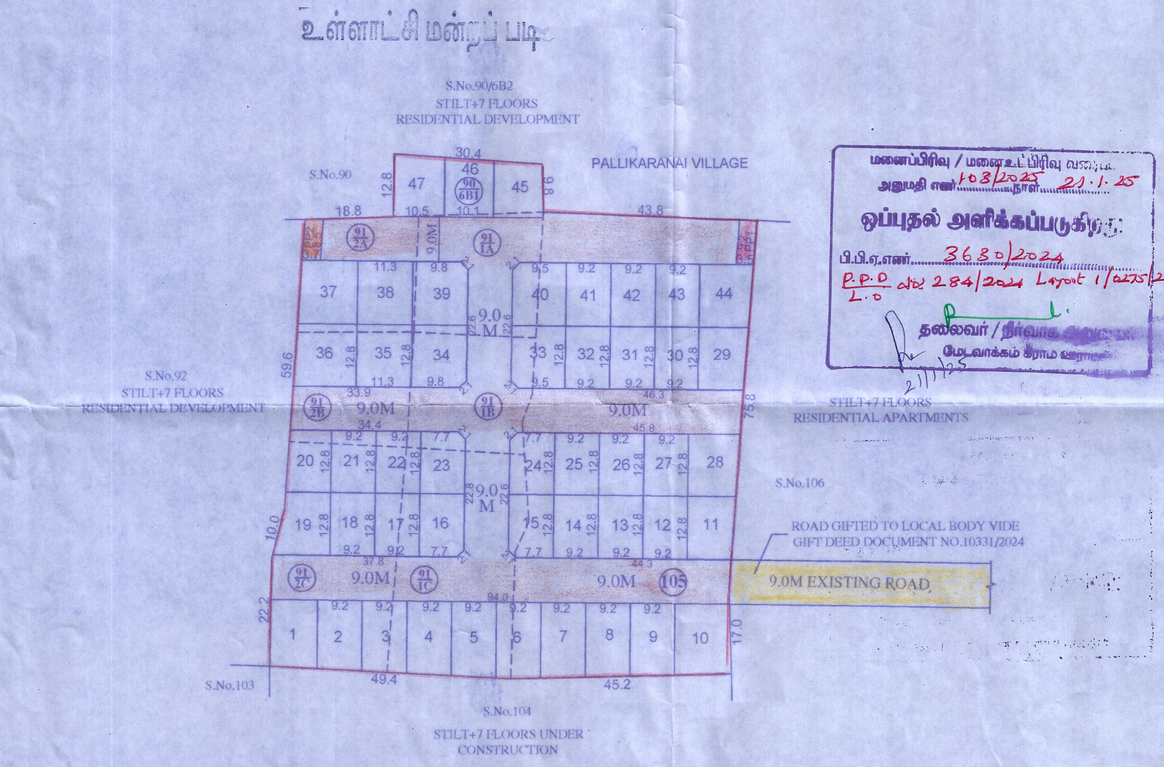
LICENSED SURVEYOR

Planning Permit No. 16102 Dated: 23.12.2024
P.P.D L.O No: 284/2024
APPROVED
VIDE LETTER No.: Layout-1/0275/2024
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:90/6B1, 91/1A, 1B, 1C, 2A, 2B, 2C & 105 OF MEDAVAKKAM VILLAGE.

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



மனைப்பிரிவு / மனைஉட் பிரிவு வரைபட
அனுமதி எண்:103/2025 நாள்: 21.1.25
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ.எண்: 3630/2024
P.P.D L.O எண் 284/2024 Layout 1/0275/2024
தலைவர் / நிர்வாக அலுவலர்
மேடவாக்கம் கிராம ஊராட்சி

Our services go beyond

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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

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

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