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



Digitally Verified Record - Powered by Verified RealEstate™

This office D.D.'s No: 3873/2024/A3 Dt: 28-11-2024.
Approved by Panchayat Union and forwarded to Village Panchayat for Final Approval

Commissioner
Poonamallee Panchayat Union

3/12/2024

PANCHAYAT APPROVAL
கட்டட அனுமதி எண்: 1
நாள்: 9/12/24
ஒப்புதல் அளிக்கப்பட்டது
பி.பி.ஜ. எண்: 1/9/12/24 to 8/11/25
தலைவர்
மேல்மணம்பேடு ஊராட்சி
பூந்தமல்லி ஒன்றியம்



FILE NO.L1-209-2024

TOTAL EXTENT (AS PER DOCUMENT)	:	14447 SQ.M
ROAD AREA	:	4560 SQ.M
PARK AREA	:	1016 SQ.M
PUBLIC PURPOSE AREA (1%)	:	100 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 49.0 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 51.0 SQ.M)		
REGULAR PLOTS (1 TO 69)	:	69 Nos.
E.W.S. PLOTS (1070SQ.M) (70 TO 84)	:	15 Nos.
TOTAL No.OF.PLOTS	:	84 Nos.
CONVENIENT SHOP	:	1 No.

2 சர்வே கல்லைப் பார்க்க

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 — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.7339/2024,DATED 16.11.2024 @ SRO POONAMALLEE

CONDITIONS :

d) THE FOLLOWING CONDITIONS OF WRD, CHENNAI REGION, CHEPAUK, CHEPAUK,CHENNAI-5 LETTER NO. T5(3)/20014/2010 DATED 13.11.2011 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY(LOCAL BODY)

1. The Applicant should construct a pipe culvert and an approach road in the porombokе land of channel at their own cost for easy flow of water in the Channel and as well as approach their lands.
2. The proposed pipe culvert should be constructed only in Survey number 149 as earmarked in the sketch.
3. The proposed pipe culvert should be made of NP3 RCC Hume Pipe of size 1.00 m diameter in three rows with 40m length depending upon the site conditions. The porombokе area covered in the proposed pipe culvert should not exceed 392 sq m.
4. The sill level of the proposed pipe culvert should be maintained as (+)28.640 m as mentioned above and should be executed in the presence of Water Resources Department officials only.
5. The applicant is solely responsible for the structural safety and stability of the proposed structure.
6. The proposed approach road should not be exceeding the size of 15.00 m x 9.10 m.
7. The Caution Deposit of Rs.50000 (Fifty Thousand only) has to be deposited in favour of The Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur before commencement of work. This caution deposit will be refunded only after the completion of entire work without causing any damages to the channel.If any damages noticed in the Channel, such damages will be restored to the original condition by WRD and the amount incurred by WRD for restoration will be adjusted in the Caution Deposit.
8. The applicant should pay an annual lease rent of Rs 11,000 in the form of Demand Draft drawn in favour of The Executive Engineer, WRD,Kosathalaiyar Basin Division,Tiruvallur.
9. The applicant should execute the lease agreement with The Executive Engineer, WRD,Kosathalaiyar Basin Division,Tiruvallur and it should be renewed once in three years.
10. The lease rent should be paid in one lumpsum for 3 years as advance.
11. The lease rent is subjected to revision from time to time.
12. Advance intimation should be given to the Water Resources Department officers concerned before the commencement of work.
13. The Water Resources Department officials should be allowed to inspect the site at any time during execution.
14. The applicant should strictly adhere to maintain the hydraulic particulars of the Channel.
15. The width of the field channel earmarked in the sketch should be maintained without encroaching as per revenue records.
16. There should not be any hindrance to the free flow of water through the existing Channel to the downstream side.
17. The Channel should be well preserved by the applicant without any obstructions.
18. The applicant shall not indulge to occupy any piece of Channel porombokе at all times.
19. The applicant should not carry out any other cross masonry structures across the Channel without prior permission from the Water Resources Department.
20. The applicant should carry out periodical desilting works and removal of obstructions in any form in the Channel within their boundary at their own cost as and when required and ensures free flow.
21. The applicant should abide by the rules and regulations of the Water Resources Department from time to time.
22. After the completion of the work, the damaged portion of the Channel structure, if any, should be set right and restored to the original condition.
23. The Water Resources Department officials should be allowed to inspect the Channel as and when required even after completion of work for periodical inspection.
24. The applicant should provide adequate rain water harvesting arrangements in their land at their own cost.
25. The applicant shall provide comprehensive drainage arrangements with in their premises at their own cost.
26. Any kind of sewage water coming from the proposed site should not be let into the Channel.

Failing to comply with any of the above conditions, the Water Resources Department reserves the right to withdraw the No Objection Certificate issued for construction of Pipe Culvert and Approach road. Further the Water Resources Department have every right to address the CMDA to cancel the permission granted for the proposal in case of breach of any of the conditions and in the event, the promoters should not be eligible for any compensation what so ever.

(II)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 (MAI) 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.

(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-003813/NOC-MINJUR VILLAGE/007662/2023/ DATED:25.09.2023 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

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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 TO LOCAL BODY
- PUBLIC PURPOSE-2 TO LOCAL BODY
- EWS
- CONVENIENT SHOP

OWNER'S SIGNATURE

P. SARANYA DEVI, B.Arch
REGISTERED ARCHITECT GRADE I
Registration No. CA/2023/155051
Chennai Metropolitan Development Authority
14/10A, Jagathambigai Street,
Thiruvalleswarar Nagar, Thirumangalam,
Chennai-600 040. Mobile: 8015136709
LICENSED SURVEYOR

Planning Permit No: 15989 Dated: 28.11.2024
P.P.D L.O No: 271/2024
APPROVED
VIDE LETTER No.: Layout-1/0209/2024
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 76/4A, 100/1, 100/2, 100/3 & 102 OF K1LMANAMBEDU 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 RealEstate™

Verified RealEstate™

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