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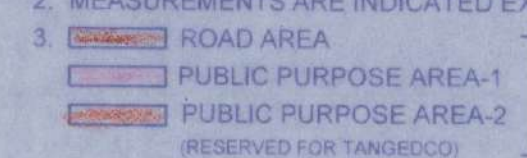
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Official Property Record



SITE EXTENT (AS PER DOCUMENT) : 5423 SQ.M
 ROAD AREA : 1454 SQ.M
 PUBLIC PURPOSE AREA (1%) : 44 SQ.M
 (PP-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 22.0 SQ.M)
 (PP-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 22.0 SQ.M)
 NO. OF PLOTS : 38 Nos

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC.NO:7504/2024, DATED:02.09.2024 @ SRO PALLAVARAM.
 (RESERVED FOR TANGEDCO)

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO.DB / T5(3) / NOC4582 THIRUVANCHERI VILLAGE 3737 / 2024 / DATED: 11.06.2024, 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 (+) 11.00m (i.e.) 0.210m below the Thiruvancheri Thangal Eri weir Crest level of Weir to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from (+)1.390m to (+)1.440m 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 (+) 11.000m and the regular habitation should not be below MFL (+)10.440m.
- 2.The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body 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. The Government Land should be maintained without encroachments as per Revenue records and the applicants should make necessary periodical arrangements for free flow of water through the existing Government Land to the downside area along the proposed site.
- 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 / 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 object at any time for the maintenance work / improvements work of the channel which is 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 / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD / Local body in future periodically.
- 8.The Channel in S.F. Nos. 40/1 of Thiruvancheri village stretch on Western side 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
- 9.The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost.
- 10.The Government Channel in S.F.No.40/1 abutting the applicant land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB upto their stretch 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

Technical Suggestion:

(a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain i.e. peripheral drain of size not less than 0.90 x 0.60m and lateral drain of suitable size as per prevailing site conditions within the site. 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 applicants 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 applicant should provide necessary setback distance within the site as per site condition as per the norms in existence and as per the rules in force of GMDA (as per the Country Planning, Chennai-2 vide Roc. No. 4367/2019BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c) 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.

(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 / Eri/Channel/Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel/Pond 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 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 (II)

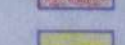
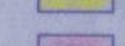
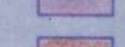
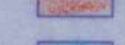
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / NOC4582 THIRUVANCHERI VILLAGE 3737 / 2024 / DATED:11.06.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

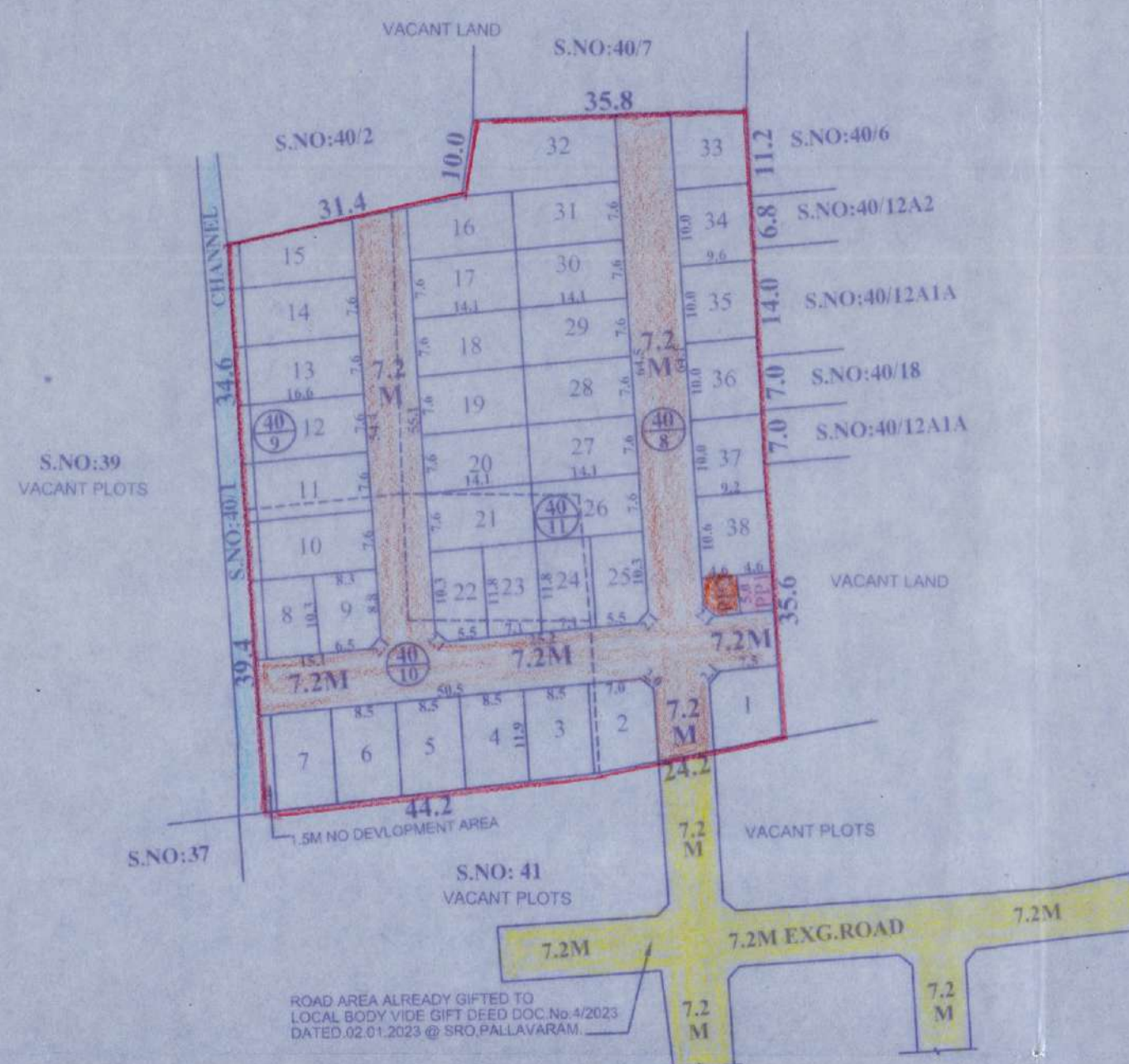
(IV)THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

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)
-  CHANNEL

உள்ளூர் மன்றப் படி



மனைப்பிரதி / முனைப்பிரதி வாரியப்
 அனுப்பி எண்: 38, தாள்: 01.10/2024
 ஒப்புதல் அளித்தப்படுகிறது
 பி.பி.சு.எண்: 199/13.09.24
 S. Jeyaraj Suresh Bab
 திருவருங்கேரி 28.09.24

ST. THOMAS MOUNT PANCHAYAT UNION
 LAYOUT OF HOUSE SITES IN S.No:40/8, 9, 10 AND 40/11 OF THIRUVANCHERI VILLAGE.

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

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.

OWNER'S SIGNATURE

Er.PRAKASH SRINIVASAN
 REGISTERED ENGINEER GRADE-II
 CMDA Reg.No:RE/GR-II/2022/03/194
 No. 6/388, Budhar Street,
 East Tambaram, Chennai - 600 059.
 Contact No: 8043049950
 Email ID: prakashsrini1995@gmail.com

LICENSED SURVEYOR

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

Planning Permit No. 15917 13.09.2024

P.P.D
 L.O No: 199
 2024

APPROVED

VIDE LETTER No.: Layout-1/0116/2024

DATED

For Member Secretary
 Chennai Metropolitan Development Authority
 Chennai-600 008.

CHM

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Smarter Tools, Stronger Decisions



Property Valuation & Cost Estimation

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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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