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3/350/2 Mettukuppam,
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Official Property Record



TOTAL EXTENT (AS PER DOCUMENT) : 4087 SQ.M
 ROAD AREA : 1299 SQ.M
 PUBLIC PURPOSE AREA (1%) : 30 SQ.M
 (PP-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 15.8 SQ.M)
 (PP-2 HANDED OVER TO THE TANGDECO 0.5% AREA : 15.8 SQ.M)
 TOTAL NO.OF.PLOTS : 35 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 TANGDECO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.14797/2024, DATED.18.11.2024, @ SRO REDHILLS.

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F. 5042 SHOLAVARAM VILLAGE 6732/2024/ DATED:05.09.2024 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 (+)15.190m (i.e.) 4.77m below the Weir Crest level of Sholavaram Tank is (+)19.960m. 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 0.620m to 0.630m 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 (-)15.190m and the regular habitation should not be below Road level.
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 especially Channel in S.F. No.531 on West 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 genuineness 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 Channel/Tank and 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 construct any cross masonry across the Channel without prior permission of WRD. If any damages occurred, to the Government Channel, the same should be restored to its Original condition at their own cost.
8. The Government Channel in S.F.No.531 stretch abutting the applicant boundary on Western side 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 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 Government Channel in S.F. No.531 abutting the applicant land should be completely desilted and resectioned 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.
10. The applicants should not object at any time for the maintenance work / improvements work of the Channel to be carried out by WRD. The applicant should not dump the garbage/debris in the Channel and avoid the sewage water into the channel, etc. 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] are to be carried out by WRD in future periodically.

Technical Suggestions:

- a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable sizes within the site as per the site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbage / debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.
- b. 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.
- c. The necessary setback distance especially on Western Side should be provided within the site as per 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 or Town & Country Planning, Chennai - 2 vide R/c No. 4367 / 2019-BA2 / Dated: 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.
- d. 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.
- e. The sewage water from the applicant 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/garbage should not be dumped into the channel/river/tank at any cost.

At any cost, sewage / sullage should not be let into channel/river, and the garbage, 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 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 entry.

(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 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)/F. 5042 SHOLAVARAM VILLAGE 6732/2024/ DATED:05.09.2024 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:

- 1. SITE BOUNDARY
- 2. ROADS GIFTED TO LOCAL BODY
- 3. EXISTING ROAD
- 4. PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- 5. PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGDECO)
- 6. CHANNEL

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

AKIRAVAHAKAN RAJ, D.C.E. & Tech.,
 Registered Engineer Grade-III
 DTCP Registration No. TVL/R/REG-111/2016/05017
 CMDA Registration No. RESO-111/16/05017
 C/R SAI GREEN ASSOCIATES
 238/5, Rothen Flats, A.N. Road,
 Anna Nagar (W) Extn., Chennai-600 101.
 Ph: 044 - 35740037, Mobile: 7299889915

LICENSED SURVEYOR



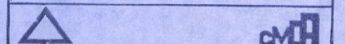
CONDITIONS:
 THE LAYOUT APPROVED IS VALID SUBJECT
 TO OBTAINING SANCTION FROM THE LOCAL
 BODY CONCERNED

Planning Permit No. 15985/606/2024/23 Dated: 25.11.2024

P.P.D. No. 267
 L.O. 2024
APPROVED

VIDE LETTER No.: Layout-1/0130/2024
 DATED

For Member Secretary
 Chennai Metropolitan Development Authority
 Chennai-600 009.



SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 538/2, 3B OF SHOLAVARAM 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

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