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From
Khimraj Misrimal Sakariya - Director
M/s.PR Financial Services,

Mahendran -GPA on behalf of M. Prameela,
No.27/7, Dr. Alagappa road,
Purasiwalkam,
Chennai-600084

20.03.2025

To
Tamil Nadu Real Estate Regulatory
Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai- 600 008.

Sub: TNRERA-Layout Project Registration of "Layout of house sites in Survey No. 90/6B1, 91/1A, 91/1B, 91/1C, 91/2A, 91/2B, 91/2C and 105 measuring an extent of 2.25 Acre (9100.00 Sq.mts) situated in Medavakkam Village, St.Thomas Mount Panchayat Union, Tambaram Taluk, Chengalpattu District, Tamilnadu.- Regarding.

Ref: Letter No. TNRERA/PLF/1506/2025 Dated: 18-02-2025

We, M/s. PR Financial Services and Mrs. Prameela and G Mahendran (GPA Holder) registered our layout as Letter No. TNRERA/PLF/1506/2025 Dated: 18-02-2025.

As per the WRD norms, We have already developed our layout, in terms of Sand filling and Road width. Here WRD clearance only for S.no. 106/3. This S.no.106/3 road has been gifted from **Mr. Sathasivam** (Gift deed document no.**10331/2024**). Similarly, S.no. 106/3 is not related to us in any ways. Our total extent is 2.25 acre only and Our S.nos. are 90/6B1, 91/1A, 91/1B, 91/1C, 91/2A, 91/2B, 91/2C and 105.

Hence, Kindly consider our requesting letter and issue Form C.

Documents enclosed:
1. WRD NOC Letter
2. Revenue Divisional Officer letter
3. Gift deed road_106/3

Thanks and Regards

For PR FINANCIAL SERVICES

Partner

Water Resources Department

From
Er.K.Asokan, M.Tech.,
Chief Engineer, WRD.,
Chennai Region,
Chepauk, Chennai - 5.
Email id: ceewrdtdy@gmail.com

To
The Member Secretary,
Chennai Metropolitan Development Authority,
No 1, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

Letter No.DB / T5(3) / F – NOC0180Medavakkam village5195 / 2023 / dated.07.07.2023

Sir,

Sub: CMDA – Area Plans Unit – Layout Division – Laying out of house sites in S.No 106/3 of Medavakkam Village, Tambaram taluk, Chengalpattu district within the limit of St.Thomas Mount Panchayat Union – existence of water body adjoining the site – Remarks along with NOC on inundation point of view – issued - Regarding.

Ref: 1.The Member Secretary, Chennai Metropolitan Development Authority, Gandhi Irwin Road, Egmore, Chennai – 600 008 Letter No. Layout – 1 / 0227 / 2022 – 2 / 21.12.2022.

****

With reference to the 1st cited above and after careful consideration, the technical opinion along with NOC on inundation point of view of this department is hereby accorded for Planning Permission for Laying out of house sites in S.No.106/3 of Medavakkam Village, Tambaram taluk, Chengalpattu district within the limit of St.Thomas Mount Panchayat Union in favour of Tmt.D.Krishnaveni & 3 Others, Door No – 128, Lakshmi Narayana Perumal Koil Street, Pallikaranai, Chennai – 600 057.

The proposed site was inspected and field observation reveals that the applicant land is located on Eastern side of Periya Eri of Medavakkam Village in S.No.261 and also the Vadakkupattu lake & Medavakkam pond located on South-West and South-East side of the applicant's site. The existing Thiruvallur road and then Medavakkam – Velachery road on Eastern side of the applicant's site. The site is surrounded by vacant lands and residential areas on all directions. The applicant lands are ayacut lands of Medavakkam Periya Eri & Kalleri tank. At present there are no cultivation activities due to vast Urbanization and these lands are classified as a wet land as per Revenue records. The site is situated on Eastern boundary of Medavakkam village i.e.abutting Pallikaranai village boundary on Western side. The Pallikaranai periya eri in S.No.303 on Eastern side of the site having FTL & MWL of tank is (+).11.985m & (+).12.445m and Pallikaranai Anai eri in S.No.232 on North – East of the site having FTL & MWL as (+).8.155m & 8.535m.

7/7/23

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. The applicant lands are seemed to be ryotwari land which would be classified as Wet lands and Pallikaranai anai tank submerged condition site as per Revenue records, whereas CMDA not informed land details in accordance with Second Master Plan whereas it is mentioned as Primarily Residential zone as per Second Master Plan furnished by the applicant regarding the submerged site condition, moreover during site inspection it is assessed that surrounding area was urbanised as well as the applicant should not disturb the existing catchment drains to the Pllikaranai Anai tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of above land since issue lies entirely discretion of CMDA and WRD will not be held responsible at any cost regarding above said land since WRD issuing NOC regarding inundation point of view as per site condition. Further this case should not be considered or treated as precedent for any other cases in future. Moreover the Revenue Divisional Officer informed that the S.No.106/3 is classified private patta wet land as per Revenue records and it is not water body vide his letter No.774 / 2023 / A / 03.03.2023 based on the Tahsildar, Tambaram recommendation. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

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 / 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.

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 on 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 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.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing 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

Hence, it is recommended to raise the field level to (+)10.130m + 0.37m = (+)10.500m (i.e.2.345m above crest top level of Pallikaranai Anai eri as (+).8.155m).

Also the proposed land is to be raised to 1.27m with hard earth with proper consolidation to avoid inundation problem during rainy season since the existing field levels are below MFL.

Based on the available Revenue records and as much as considering the prevailing site conditions, necessary technical opinion along with NOC on inundation point of view, of this department for Planning Permission for Laying out of house sites in S.No.106/3 of Medavakkam Village, Tambaram taluk, Chengalpattu district within the limit of St.Thomas Mount Panchayat Union in favour of Tmt.D.Krishnaveni & 3 Others, Door No – 128, Lakshmi Narayana Perumal Koil Street, Pallikaranai, Chennai – 600 057 is hereby issued to CMDA subject to following **Conditions and technical Suggestions** besides any other mandatory clearance and statutory permission from any other organization or department for the consideration of planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

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 dewatering 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

17/12

It is mentioned as Pallikaranai tank submerged condition site as per Revenue records, but CMDA not informed land details in accordance with Second Master Plan, whereas it is mentioned as Primarily Residential zone as per Second Master Plan furnished by the applicant regarding the submerged site condition, moreover during site inspection it is assessed that surrounding area was urbanised as well as the applicant should not disturb the existing catchment drains to the Pllikaranai Anai tank and if so that should be re-aligned within the site for free flow of water to the tank during rainy season without any hindrance. In this regard the CMDA / Revenue department should verify & ensure before approval of above land since issue lies entirely discretion of CMDA and WRD will not be held responsible at any cost regarding above said land since WRD issuing NOC regarding technical opinion along with NOC on inundation point of view as per site condition. Further this case should not be considered or treated as precedent for any other cases in future. Moreover the Revenue Divisional Officer informed that the S.No.106/3 is classified private patta wet land as per Revenue records and it is not water body vide his letter No.774 / 2023 / A / 03.03.2023 based on the Tahsildar, Tambaram recommendation.

The field levels taken from crest top level of Pallikaranai Anai eri as (+).8.155m. The existing village road abutting on East as (+).11.240m which is formed on tank bund of the Pallikaranai Periya eri, the existing cement concrete Vadukapattu – Pallikaranai Anai eri road on Western side of the site is (+)10.130m and MFL during 2015 assessed as (+)8.900m & (+)8.550m and the applicant field level as (+)9.230m located on foreshore area of the Pallikaranai Anai eri as well as ayacut field of the Pallikaranai Periya eri and which is above the MWL of Pallikaranai Anai eri as well as MFL nearby site.

To protect the site safe against any inundation in the near future, the site must be raised above the MFL (or) above the road top level abutting/ nearer to the site, whichever is highest. Here the existing Road level abutting the field is higher than the MFL i.e.(+)11.240m. Based on the site condition if road level taken into account the catchment drains will be affected. Therefore existing cement concrete Vadukapattu – Pallikaranai Anai eri road on Western side of the site is (+).10.130m the road Level is taken into account for earth filling the land.

அனுப்புநர்
திரு.வே.செல்வகுமார்,
வருவாய் கோட்ட அலுவலர்
தாம்பரம்.

பெறுநர்
இளநிலை பொறியாளர்
பாசன பிரிவு நீர்வள ஆதாரத்துறை,
படப்பை.

ந.க.774/2023/அ, நாள்.03.03.2023.

அய்யா,

பொருள்- நிலம் - செங்கல்பட்டு மாவட்டம் - தாம்பரம் வட்டம் - மேடவாக்கம் கிராமம் - புல எண் 106/3 - குடியிருப்பு பகுதியாக மாற்றம் செய்ய நீர்வளத்துறையின் பட்டா உண்மைதன்மை மற்றும் புலத்தின் வகைபாடு கோரியது - தாம்பரம் வட்டாட்சியர் அறிக்கை வரப்பெற்றது - அறிக்கை அனுப்புதல் - தொடர்பாக.

பார்வை- 1. இளநிலை பொறியாளர், நீ.ஆ.து., பாசன பிரிவு, படப்பை அவர்களின் கடிதம் எண்.110/கோ-25/மேடவாக்கம்/2023 நாள் 22.02.2023.
2. வட்டாட்சியர் தாம்பரம் அறிக்கை ந.க.762/2023/ஆ4 நாள்.25.02.2023.
3. தொடர்புடைய ஆவணங்கள்.

செங்கல்பட்டு மாவட்டம், தாம்பரம் வட்டம், மேடவாக்கம் கிராமம், புல எண் 106/3-ல் திருமதி.கிருஷ்ணவேணி மற்றும் 3 நபர்கள் குடியிருப்பு பகுதியாக மாற்றம் செய்ய நீர்வளத்துறையின் மூலம் உண்மைத்தன்மை மற்றும் வகைபாடு குறித்து பார்வை (1)ல் காணும் கடிதம் தொடர்பாக தாம்பரம் வட்டாட்சியர் கீழ்கண்டவாறு அறிக்கை சமர்ப்பித்துள்ளார்.

மேற்படி புலம் தற்போது மேடவாக்கம் கிராமம், கிராமக்கணக்கில் புல எண்.106/3 பரப்பு 0.19.0 ஏர்ஸ் பட்டா எண்.7104-ல் திருமதி.கிருஷ்ணவேணி (1) கமதி (2) சதாசிவம் (3) மற்றும் சுரேஷ் (4) ஆகியோர் பெயரில் தாக்கலாகியுள்ளது. மேலும் UDR-க்கு முந்தைய 1377 பசலி புல எண்.106/3 பரப்பு 0.48 சென்ட் பட்டா 248-ல் R.தேவேந்திரன் எனவும் மற்றும் 1386 பசலி கிராமக்கணக்குகள் பரிசீலனை செய்யப்பட்டதில், 106/3 பரப்பு 0.48 சென்ட், பட்டா எண்.17-ல் வீராசாமி எனவும் தாக்கலாகியுள்ளது. மேற்படி புலமானது சோழிங்கநல்லூர் வட்டம், பள்ளிக்கரணை கிராமம், மற்றும் பள்ளிக்கரணை ஏரியின் மேற்கு பக்கமாக அமைந்துள்ளது என மேடவாக்கம் மண்டல துணை வட்டாட்சியரின் அறிக்கையில் தெரிவித்துள்ளார். எனவே புல எண்.106/3 என்பது வருவாய் துறை கணக்கின்படி பட்டா நிலமாக அமைந்துள்ளது. மேற்படி புலம் நீர்நிலை வகைபாடாக அமையவில்லை என தாம்பரம் வட்டாட்சியர் அறிக்கை வரப்பெற்றுள்ளது எனத் தெரிவிக்கப்படுகிறது.

இணைப்பு- மேற்படி

தங்கள் உண்மையுள்ள

வருவாய் கோட்ட அலுவலர்
தாம்பரம்.

SCANNED 10331/2024



தமிழ்நாடு தமிழ்நாடு TAMILNADU

7462 4 SEP 2024

THE COMMISSIONER ST. THOMAS MOUNT PANCHAYAT UNION

EF 558110

S-S

S. SARASWATHI
STAMP VENDOR
LC No: 9228/-36/85 DT. 16-4-1988
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 9176650088

GIFT DEED

or Roads in Layout)

THIS DEED OF INDENTURE MADE ON THIS 4th DAY OF September 2024, BETWEEN Mr. D. SADHASIVAM (Aadhaar No. 8925 8566 5506, PAN : DUNPS8283P), son of late Mr. V. Duraisamy, aged about 44 years, residing at No. 21, Palandi Amman Koil Street, Pallikaranai, Chennai 600 100, herein after called the **DONOR** of the ONE PART:

AND

THE COMMISSIONER, ST. THOMAS MOUNT PANCHAYAT UNION, AT CHITLAPAKKAM, CHENNAI 600064, hereinafter called the **DONEE** of the Other Part.

D. Sadhasivam

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of Book 1 Contains 15 Sheets
1 Sheet

Registering Officer

SEAL OF THE REGISTRAR OF

CMDA has been authorized to obtain Gift of roads **proposed** in layout / sub division from the developer and compulsorily transfer it to the local body designated by its free of cost for the use of said Roads / OSR area / Public purpose sites vide G.O. (Ms) No.181, Housing and Urban Development [UD4(1)] Department dated 9.12.2020.

WHEREAS, the **DONOR** is the absolute owner of the property, bearing **Survey No. 106/3, under Patta No. 7104, situated at Medavakkam Village,** Tambaram Taluk, Chengalpattu District, **St. Thomas Mount Panchayat Union Limit** vide Sale Deed Document No. 22/1998 and Release deed Document No. 10227/2024 and submitted a proposal for layout of house sites in the survey numbers 106/3 for residential use to comply with the rules and regulations prevailing now, the **DONOR** in the interest of public has agreed to transfer the Road hereunder described through Gift deed in favour of **DONEE** and **DONEE** has agreed to accept the same.

Now this indenture witnesseth that the **DONOR** doth hereby give, grant, convey and assign in the interest of public unto the **DONEE** who hereby accepts the same on behalf of St. Thomas Mount Panchayat Union all that land as mentioned in the schedule below on behalf of Local body for Roads situated in **Survey No. 106/3, under Patta No. 7104, situated at Medavakkam Village,** Tambaram Taluk, Chengalpattu District, **St. Thomas Mount Panchayat Union Limit** which is for the use of the public comprised in layout sketch enclosed within the registration Sub District of Selaiyur

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2 Sheet

Registering Officer

SUB REGISTRAR OF THE

and registration District of Tambaram and more particularly described in the schedule hereunder written and the **DONOR** doth hereby covenant with the **DONEE** that the **DONOR** now does have good right to grant, convey and assign the lands for road hereby granted, conveyed and assigned upto the **DONEE** with the manner aforesaid and that the **DONEE** shall and may at all times hereafter peacefully and quietly possess and enjoy the said lands for road free from all encumbrances whatsoever without any lawful eviction, interruption, claims, whatsoever from or by the **DONOR** or any person claiming under or interest for him and further that the **DONOR** and all persons having lawfully or equitably claiming any rights on Roads & Public Purpose Plots or interest with the said premises or any part thereof from under or interest for the **DONOR** or from or under any of his ancestors shall and will from time to time and at all times hereafter at the request of and cost of **DONOR** do execute and register or cause to be done executed and registered all such acts, deeds and things whatsoever for further and more perfectly assuring the said lands or Road every part thereof unto the **DONEE** in the manner aforesaid or as shall or may be reasonably required.

D. Harshan

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of Book ... I ... Contains. 15 ... Sheets
... 3 ... Sheet

Registering Officer

SUB REGISTRAR

SCHEDULE OF PROPERTY

(Reserved for Road)

All that piece and parcel of vacant land, measuring an extent of **715 square metre** reserved for road marked in brown colour in the sketch enclosed, comprised in **Survey No. 106/3, under Patta No. 7104, situated at Medavakkam Village,** Tambaram Taluk, Chengalpattu District, **St. Thomas Mount Panchayat Union Limit.**

Bounded on the:

North by : Survey Nos. 106/2A and 106/2B,
South by : Proposed plots,
East by : Existing 18 metre Road,
West by : Survey No. 105.

The above property is situated within the registration district of **Chennai South** and sub-registration district of **Chennai South Joint I.**

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Registering Officer

IN WITNESS WHEREOF THE ABOVE PARTIES HAVE PUT THEIR SIGNATURE THE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF:

DONOR

WITNESSES:-

1.

G. Mahendran (age : 56 yrs), Aadhar No.4720 0733 0341
Son of Mr. Ganapathy, No.36, Drivers Colony Second Street,
Sekkadu, Venkateswara Nagar, Soranjeri, Pattabiram,
Chennai 600072.

2.

T. Siddeswaraiah (age: 40 yrs), Aadhar No. 2204 6889 6697
Son of Mr. Sidda Reddy, Plot No. 1,
Pooniamman Kovil Street, Medavakkam,
Chennai 600 100.

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...5.....Sheet

Registering Officer

DRAFTED BY :-



M. HARIBABU
STATE DOCUMENT WRITER
D.W.L. NO. A/311/MS(S)/93,
ALMIGHTY ASSOCIATES.
Shop No. 5, Maruthi Nagar Main Road
Mahalakshmi Nagar, Sembakkam,
Chennai 600073.
Cell No. 9940100822.

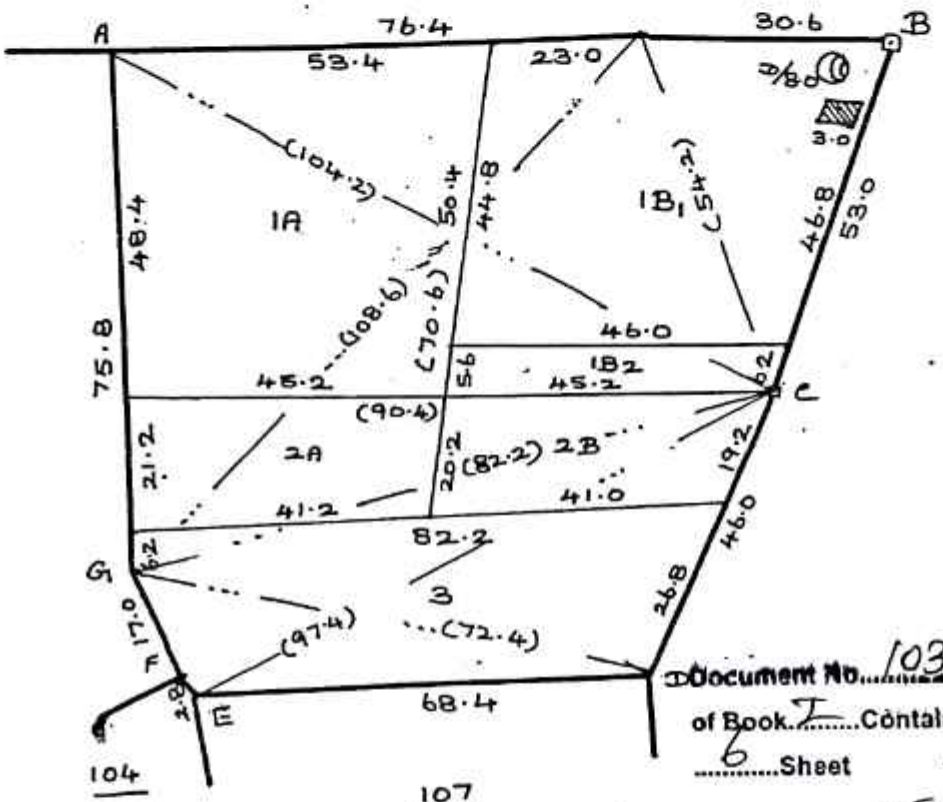
SEAL OF THE REGISTRAR

மாவட்டம் - செங்கல்பட்டு — எண். 120

வட்டம். தாம்பரம் — கிராமம் — பெயர். மேடவாக்கம்

புல எண். 106 — பரப்பு: ஹெக்டேர் 0 ஏர். 85.0

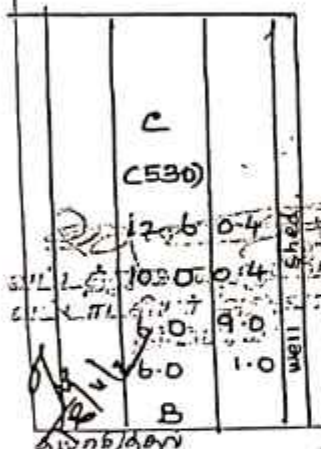
இ. எண்: 119 பல்நிக் காரணை



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of Book I Contains 15 Sheets
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Registering Officer

CA NO: 313
18.11.2022



கிராம நிர்வாக அலுவலர்
மேடவாக்கம் கிராமம்
தாம்பரம் வட்டம்
செங்கல்பட்டு மாவட்டம்

அளவு: 1 செ.மீ.=100 மீ.

D. [illegible]

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 7259 of 2024

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சதாசிவம் residing at நெம்பர் 21, பழண்டியம்மன் கோவில் தெரு, பள்ளிக்கரணை, சென்னை, Chennai, Tamil Nadu, India, 600100.

Sub Registrar: Chennai South Joint I
Date: 04/09/2024

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Chennai South Joint I and fee of ₹ 1,310/- paid at 06:15 PM on the 04/09/2024 by

Left Thumb





9941436490

Additions as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:262614d8052cfb85fb428ab89e8d62166fa9c4 (Details from UIDAI : Sadhasivam S/O: Duraisamy, 02-06-1979, xxxxxxxx5506)



I have satisfied myself as to the execution of the instrument by Mr. கமிஷனர், Tamil Nadu, India who is exempted from personal appearance under section 88(1) of the registration act.

Document No. 10331 of 2024
of Book 1 Contains 15 Sheets
7 Sheet

Sub Registrar: Chennai South Joint I

Registering Office

4th day of September 2024

PRABU J
Sub Registrar
Chennai South Joint I

Registered as Number **R/Chennai South Joint I/Book-1/10331/2024.**

Date: 04/09/2024
Chennai South Joint I

PRABU J
Sub Registrar

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Registering Officer







D. Sadhasivam

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of Book I Contains 15 Sheets
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Registering Officer

SEAL OF THE REGISTRAR OF





D. Karthikeyan

Document No. 10334 of 20.24
of Book 2 Contains 15 Sheets
10 Sheet

Registering Officer

THE SEAL OF THE REGISTRAR OF



Government of India

Issue Date: 29/05/2013

டி சித்தேஸ்வரய்யா
T Siddeswaraiah
பிறந்த நாள்/DOB: 08/02/1983
ஆண்/ MALE

2204 6889 6697
VID : 9116 8999 2770 3766

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

Download Date: 15/03/2022

முகவரி:
சித்தா ரெட்டி, பிளாட் எண் 1,
பொன்னியம்மன் கோவில் வீதி,
மேடவாக்கம், மேடவாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 600100

Address:
S/o Sidda Reddy, Plot No 1, Ponniamman
Kovil Street, Medavakkam, Medavakkam,
Kancheepuram,
Tamil Nadu - 600100

2204 6889 6697
VID : 9116 8999 2770 3766

1947 | help@uidai.gov.in | www.uidai.gov.in

D. Siddeswaraiah

D. Siddeswaraiah

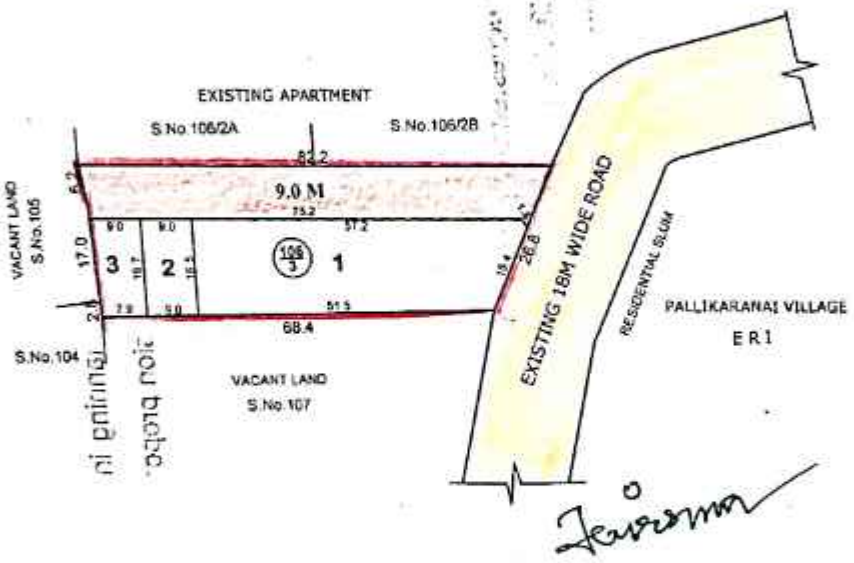
Document No. 1033 of 2024
of Book 1 Contains 15 Sheets
11 Sheet

Registering Officer

THE SEAL OF THE REGISTRAR

FILE NO: LAYOUT-1 / 0227 / 2022

SITE EXTENT	(AS PER PATTA)	= 1900 SQ.M
ROAD AREA		= 715 SQ.M
NO.OF PLOTS		= 3 NOs.



CONDITIONS:

(i) 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.

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

(iii) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING DEVELOPMENT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
No.8, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

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of Book I Contains 15 Sheets
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Registering Officer

ST.THOMAS MOUNT PANCHAYAT UNION

SUB-DIVISION OF HOUSE SITES IN S.Nos: 106 / 3 OF MEDAVAKKAM VILLAGE.

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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irvin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.Layout-1 /0227/2022 **Dated: 12 .07.2023**

To:
Tmt. D.Krishnaveni and 3 others,
Door No.12B.Lakshmi Narayana Perumal Koil Street,
Pallikaranai,
Chennai 600 057.

Sir,

Sub: CMDA - APU – Layout Division – Proposed Sub-division of house sites in the land comprised in S.No.106/3 Medavakkam village, Tambaram Taluk, Chenglepattu District, St.Thomas Mount Panchayat Union Limit– Handing over of the Road Area - Requested - Reg.

Ref:
1. Planning Permission Application for laying out of house sites received in CMDA vide SBC No. CMDA / PP / Layout-1 / 0227 / 2023 dated 06.01.2023.
2. This office letter even No. dated 06.12.2022 addressed to the applicant.
3. This office letter even No. dated 06.12.2022 addressed to the CE, WRD, PWD Chennai 600 005.
4. Applicant letter dated 26.12.2022.
5. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
6. This office DC Advice letter even No. dated 29.12.2022 addressed to the applicant.
7. Applicant letter dated 30.12.2022 enclosing the receipt for payments.
8. The CE,PWD,WRD Chennai Region in Letter No. DB/T5(3)/ NOC-180 Medavakkam Village 5195/2023/ dated 07.07.2023.
9. The Principal Secretary to the Government in Letter No.6731/UD4(1)/2022-1 dated 28.10.2022.

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...13...Sheet

Registering Officer

***

The proposal received in the reference 1st cited for Proposed Sub-division of the house sites in the land comprised in S.No.106/3 Medavakkam village, Tambaram Taluk, Chenglepattu District, St.Thomas Mount Panchayat Union Limit– was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development and Building Rules, 2019 requirements. The applicant has remitted the Scrutiny Fee, Development Charge, Layout Preparation charge, and Flag Day Fund as applicable to this office in Cash Bill No. CMDA/PP/Ch/9038/2022 dated 15.11.2022 & B-0022700 & 013754 dated 30.12.2022.

In the G.O.(MS)No.181, Housing and Urban Development Department [UD4(1) dated 09.12.2020 it is ordered that the CMDA/DTCP should finalize the layout by verifying the Layout rules in TNCD&BR, 2019 and the lands earmarked for Roads, OSR and Public Purpose to be gifted by the applicant(s) and gift deed registered in the Name of the concern Local Body. In the ref.9th cited the Government has ordered that the procedure be followed

in the Directorate of Town and Country Planning in respect of gifting the roads/OSR/Public Purpose for approving the layout/sub-division proposals in Chennai Metropolitan Area.

3. You are therefore, requested to hand over the Road space with area details in the Sub-division through a registered gift deed. A copy of the Sub-division showing the Road space, with area details, which have to be handed over to the **St.Thomas Mount Panchayat Union** represented by the **Commissioner, St.Thomas Panchayat Union** along with a copy of Gift Deed Format is enclosed.

4. You are requested to furnish the original registered Gift Deed for Road, on receipt of the registered gift deed in original, the Sub-division plan will be sent to **Commissioner, St.Thomas Mount Panchayat Union** the for sanctioning of the Sub-division.

5. The applicant **has to** furnish the following particulars:

i. Copy of Developer Registration certificate in favour of Tmt.Krishnaveni and 3 others.

Yours faithfully,

for Senior Planner, Layout.

Encl: One copy of Sub-division plan. copy of "A4" size sketch along with Gift Deed format for registration purpose)

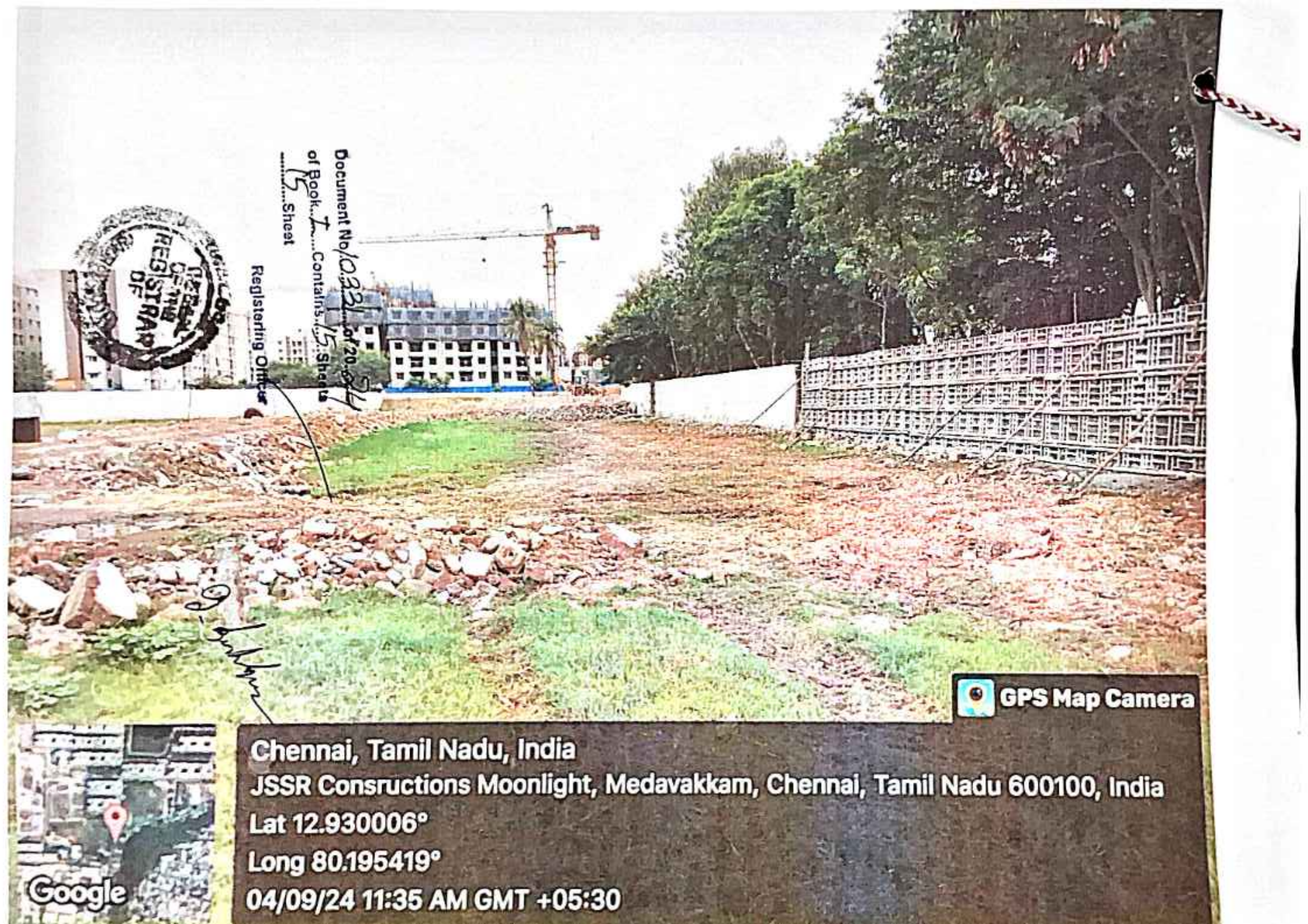
12/7/23

Copy to:

1. **The Commissioner,**
   St.Thomas Mount Panchayat Union,
   @ Chitlapakkam ,
   Chennai.

2. **The Superintending Engineer,**
   Chennai Electricity Distribution Circle, (South-II).
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   K.K. Nagar, Chennai – 600 078. (w.o.e).

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Registering Officer


Document No/0331 of 2024
of Book 1 Contains 15 Sheets
15 Sheet
Registering Office
GPS Map Camera
Chennai, Tamil Nadu, India
JSSR Consructions Moonlight, Medavakkam, Chennai, Tamil Nadu 600100, India
Lat 12.930006°
Long 80.195419°
04/09/24 11:35 AM GMT +05:30
Google



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

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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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Chennai, India

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