

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

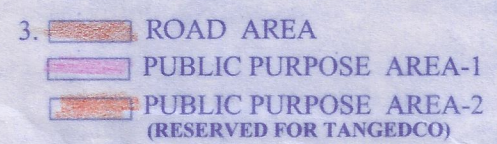
Official Property Record



உள்ளடக்கி மன்றப் படி

TOTAL EXTENT (AS PER DOCUMENT)	:	3537 SQ.M
ROAD AREA	:	1380 SQ.M
PUBLIC PURPOSE AREA (1%)	:	25 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 13.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 12.0 SQ.M)		
REGULAR PLOTS (1 TO 21)	:	21 Nos.
E.W.S.PLOTS (131 SQ.M) (22&23)	:	2 Nos.
TOTAL No.OF.PLOTS	:	23 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 1278/2024, DATED: 15.02.2024, @ SRO PALLAVARAM.

CONDITIONS

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-3458 NOC-HASTHINAPURAM VILLAGE / 2022 /DATED.26.04.2022, WHICH 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 (+)10.710 m i.e. 1.565 m above the Crest level of weir from Nanmangalam tank which is (+) 9.145 m 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 varying from 1.660 to 1.730m 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.

2. The all round pavement level within the site should not be less than (+)10.710m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network peripheral drain of size 1.20 x 0.90m & lateral drain of suitable sizes and the same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/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.

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.

3. Since the site exists in close proximity with the Eri on Eastern direction, the necessary setback distance should be provided within the site 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 of Town & Country Planning, Chennai - 2 vide Roc.No.4367/2019-BA/2/13.03.2019) during development and there should not be any construction activities especially on East. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Eastern side in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the Tank (Eri) earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the Tank (Eri), the same should be restored to its original condition at their own cost.

5. 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 for genuinity of the documents submitted.

6. 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. 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.

7. 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

8. The applicants should not object at any time for the maintenance works / improvement works of the Tank (Eri) which are proposed to be carried out by WRD. The applicants 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], which are proposed to be carried out by WRD in future periodically

9. The sewage water from the applicant's 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 channel/river at any cost.

At any cost sewage/sullage should not be let into river, and the garbage debris and construction materials should not be dumped into the channel/river restricting the free flow of water

10. The applicants should get clearance certificate for their 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.

11. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD/Government Lands/ river. The NOC for their site from the WRD is purely issued on the basis of inundation point of view.

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 (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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DB/T5(3)/F-3458 NOC-HASTHINAPURAM VILLAGE / 2022 /DATED.26.04.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) 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.

(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
-  PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
-  EWS
-  ERI

MCR No. 661 Dt: 30.12.2024
LAYOUT / SUBDIVISION
APPROVED
 SUBJECT TO THE CONDITIONS IN
 THIS OFFICE LETTER No.: 000383/2024/1
 No: 009/25/23/61
 29/12/25
 Commissioner
 TAMBARAM CITY MUNICIPAL CORPORATION
 ZONE - 3

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.R.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos. 15/11, 12, 13, 16/3 & 16/16 (OLD S.Nos. 75/11, 12, 13, 76/2, 3) OF HASTHINAPURAM VILLAGE.

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

For GLOBAL-THERMAL CONTROL SYSTEMS PVT.

PRR

M. Varadachari

OWNER'S SIGNATURE

S. Saravanan
 Er. S.SARAVANAN, M. DCE, B.Tech
 Registered Engineer Grade - III
 Registration No: RE/GR-III/2022/01/329
 Chennai Metropolitan Development Authority
 No.11, Ramasamy Street, Copalapuram,
 Chennai - 600 066. Mobile: 9790958444.

LICENSED SURVEYOR



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

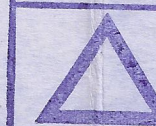
Planning Permit No. 15783 Dated: 20.3.2024

P.P.D. LO No: 61/2024

APPROVED

VIDE LETTER No.: Layout-1/0230/2023
DATED

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



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate