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

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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

FILE NO: LAYOUT-1 / 115 / 2024

SITE EXTENT (AS PER DOCUMENT)	:	20558 SQ.M
ROAD AREA	:	5849 SQ.M
PARK AREA	:	1489 SQ.M
PUBLIC PURPOSE AREA (1%)	:	167 SQ.M

P.P-1 HANDED OVER TO THE LOCAL BODY0.5% AREA : 91.0 SQ.M
P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 76.0 SQ.M

REGULAR PLOTS (1 TO 84)	:	84 Nos
E.W.S PLOTS (1546 SQ.M) (85 TO 105)	:	21 Nos
TOTAL NO. OF PLOTS	:	105 Nos
COMMERCIAL SITE	:	1 No.
SHOP SITE	:	1 No.

உள்ளாட்சி மன்றப் படி

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.13927/2024, DATED:13.11.2024, @ SRO SELAIYUR

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 - 4964 OTTIYAMBAKKAM/2022/DATED:07.06.2022, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+) 10.500m [i.e. 4.075m above the crest of the Ottiyambakkam Weir as (+) 6.425m] 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 1.15m to 1.205m depending upon the existing field levels. Also, the applicant 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 (+)10.500 m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain (peripheral) of size not less than 0.90 x 0.75 m and lateral drain of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbage's /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 applicant 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.The applicant should prepare the planning proposal by considering the suitable internal storm water drainage network and should be constructed within the applicant site, the Micro drain should be linked with Macro drain similarly the macro drain should be linked to local body drain / road drainage / channel or Maduvu or Odai.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue & WRD authorities. The applicant should also maintain the measurement surplus course (Odai) 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)

5.The necessary setback distance (not less than 3.0m) should be provided within the site especially on North & East along the odai boundary 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-BA2 / 13.03.2019) during development especially on North & East directions i.e. adjacent to Odai. And there should not be any construction activities carried out in this set back areas, since in future the Government may plan to develop the Odai in the above mentioned set back areas in future. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

6.The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem tobe fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuinety of the documents submitted.

7.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.

8.The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law in both State & Central level from time to time.

9. The applicant should get clearance certificate tor 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.

10.The applicant's land and surrounding area is in low lying area, so during every monsoon period, there is a high possibility of flooding and accordingly the residents are requested to take care of his belongings under his cost, since the regular habitation is not advisable below MFL.

11.The applicant should not object at any time for the maintenance work / improvements work of the Odai 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/improvement/development works as per Revenue records (FMB) which are proposed to be carried out by WRD in future periodically.

12.The sewage water from the applicant's land should not let into the drain 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/ garbage's should not be dumped into the Odai/Maduvu at any cost.

At any cost, sewage / sullage should not be let into Odai/Maduvu, and the garbage's, debris and construction materials should not be dumped into the channel/tank restricting the free flow of water.

13.Implementing this Long-Term Flood Mitigation Project (LTFMP) is found imperative to technically permit over all development of these areas in and around DLF Garden City and TNSCB tenements. The CMDA may be insisted to deposit Rs.100.00 Crore for this Flood Mitigation Scheme from the Infrastructure and Amenities Charges (I & A) collected from these area layout and Residential Colony Developers and the amount specified may escalate based on SOR year in future.

14.The applicant should not construct any cross masonry structures across or along the Odai or Madvu or surplus course without prior permission from this department. However if CMDA insists on culverts, the applicant should apply separately to this department for permission and construction of culvert.

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

The owner of the document received from the applicant 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 with NOC on Inundation point of view for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)TNCDBR-2019 RULE NO: 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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-2019, RULE NO: 47 (11)

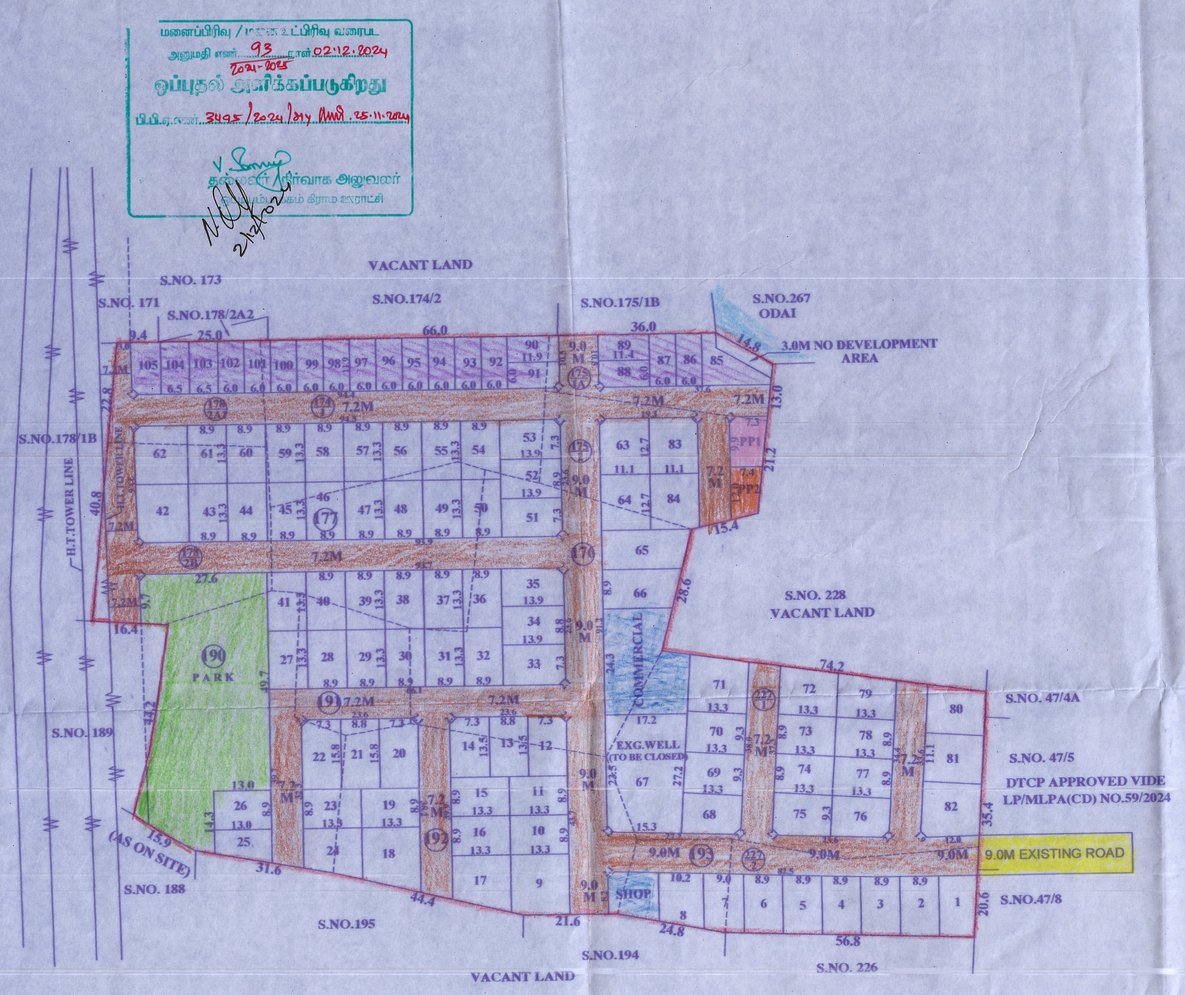
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F - 4964/OTTIYAMBAKKAM /2022/DATED: 07.06.2022. 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

LEGEND:
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS
- COMMERCIAL
- ODAI



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.

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Authorised Signatory
OWNER'S SIGNATURE

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No.: CA / 2004 / 33670
APPROVED VALUER No.: F-1319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION BA1001/2019 @ 23.10.2019
Reg. No. RA / Gr. 1 / 1910 / 091 Dt.: 18.03.2019
Reg. No. CGLRGN / RA / Gr. 1 / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651
LICENSED SURVEYOR

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

Planning Permit No. 15980 Dated: 21.11.2024
P.P.D L.O No: 262 / 2024
APPROVED
VIDE LETTER No.: Layout-1/0115/2024
DATED
21/11/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 174/1, 175/1A,2, 176, 177, 178/2A1, 2B, 190, 191, 192, 193, 227/1 & 227/2 OF OTTIYAMBAKKAM VILLAGE

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

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

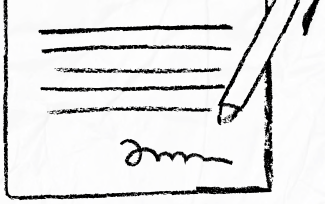
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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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