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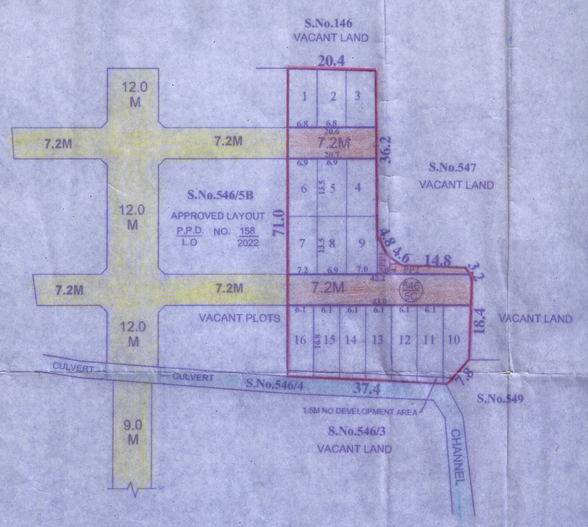


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This Office Rc.No. 8946/2023/B3 Dt: 16.11.2023

Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union



அனுமதி வழங்கப்பட்டது
நாள்: 02/07/2024
த.க. எண்: 23
உதவி செயற்பொறியாளர்
பொதுவுடைமைகள் வாரிட்டு மற்றும் புனரமைப்பு உதவிபம்

SITE EXTENT (AS PER PATTA) : 2100 SQ.M
ROAD AREA : 458 SQ.M
PUBLIC PURPOSE PROVIDED (1&2) : 55 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 18.0 SQ.M
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 37.0 SQ.M
NO. OF PLOTS : 16 Nos

FILE NO : LAYOUT-1/ 0231/2023

உள்ளாட்சி மன்றப் பிரி

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1
   PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 17628/2023, DATED: 10.11.2023 @ SRO, AVADI.

CONDITIONS:

(I) THE APPLIACANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC-THIRUNINDRAVUR 'B" VILLAGE/2022/DATED:12.04.2022, 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 (+) 29.520m (i.e.) 0.39m below the Sill level Sluice No.2 of Thirunnravur tank which 29.910m to protect the site from inundation during foods. 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 0.900m to 0.980m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water,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 be less than (+)29.520m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral) 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 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.

3.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 BA2/ Dated 13.03.2019) during development 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 in the presence of Revenue and WRD authorities. The applicants should 4also maintain the measurement of the width of the channel carmarked 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 channel, the same should be restored to its original condition at their own cost.

5.The WRD officers should be allowed to inspect the site at any time, during excation and thereafter, if necessary Advance intimation should be given to the WRD officers concerned before commencement of work.

6.The applicants should abide by the rules and regulation of the WRD from time o time. The applicants should also abide court of law of both State & Central Government from time to time.

7.The applicants should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. The applicants should give an underiaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement works as per Revenue records (FMB) which are proposed to be carried out by WRD in future periodically.

8.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 channel/river at any cost

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

9. 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.

10.WRD is giving opinion only in connection with the inundation aspect and doc not deliver any rights to the applicants to encroach the WRD/ Government Lands/ River.

11.The Channel in S.F. No 546/4 on Southern side of 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 at the applicants' 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 property without any change and without encroachments

12.The Government channel in S.F. No 546/4 in Southern side abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicants at their 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 applicants should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.

13.The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD.

Failing to comply with any of the above conditions, WRD reserves rights to withdraw the Technical opinion on inundation point of view as well as temporary permission for the construction of culvert across the channel 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 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/WRD IN THEIR LETTER NO.DB/T5(3)/F-NOC-THIRUNINDRAVUR 'B' VILLAGE / 2022 / DATED:12.04.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

◉ 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

R. தேவா
OWNER SIGNATURE

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP(MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

B.Alfin Jacob
Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-III
(CMDA Regd. No. RE/GF-III/19/4/033)
No. 15, West Kaovani River Road,
Chintadripet, Chennai-600 002.
Mob: 7806883007.
LICENSED SURVEYOR

Planning Permit No. 15589 Dated: 20/11/2023
P.P.D / L.O No: 270/2023
APPROVED
VIDE LETTER No.: Layout-1/0231/2023
DATED :
23/11/2023
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No. 546/5C OF THIRUNINRAVUR - B 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

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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