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

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Official Property Record



TOTAL EXTENT (AS PER APPROVED LAYOUT PLAN)	12224 SQ.M
ROAD AREA	1696 SQ.M
PUBLIC PURPOSE AREA (1%)	110 SQ.M
NO. OF PLOTS (461 TO 503)	43 Nos.

NOTE:

- SPLAY: 1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 3792/2024, DATED: 01.06.2024.
- RESERVED FOR TANGEDCO
- PUBLIC PURPOSE AREA-1
- PUBLIC PURPOSE AREA-2
- ROAD AREA

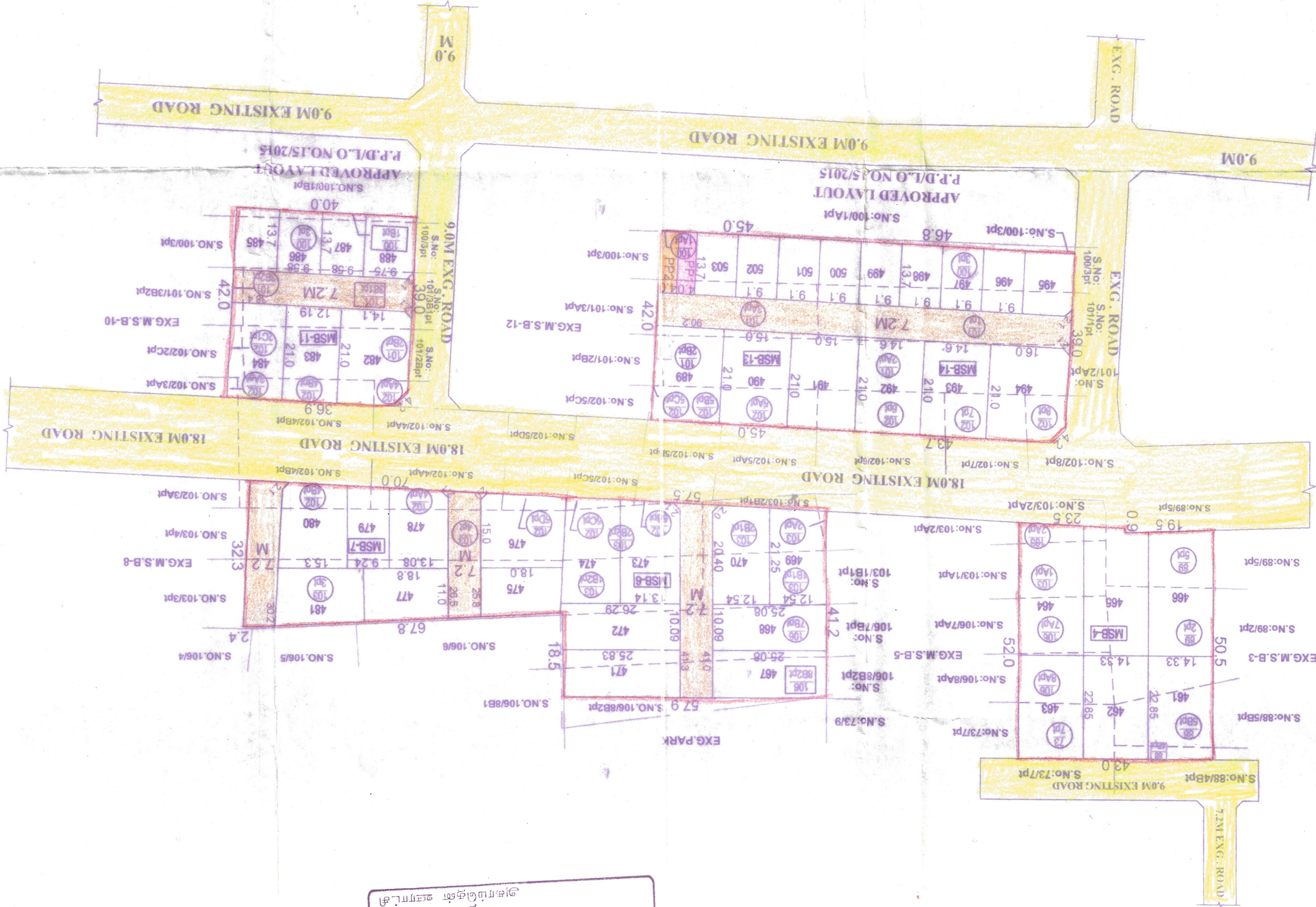
CONDITIONS:

- THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-46, LETTER NO. T57(Y12)19/INUNDATION POINT/2013, DATED: 25.02.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- THE EXISTING GROUND LEVEL OF THE PROPOSED SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)10.010M AT SOUTH EAST CORNER, (+)9.70M AT NORTHERN PORTION AND (+)10.300M AT EASTERN PORTION OF LANDS TO AVOID INUNDATION DURING FLOODS.
- APPLICANT SHOULD ALLOT THE LAND FOR WIDTH OF 14.00M LEADS TO A LENGTH OF 70.80M FOR FORMATION OF SURPLUS COURSE FOR FREE FLOW OF WATER FROM VENGAMBAKKAM TANK AND CONSTRUCT ACROSS THE SURPLUS COURSE ON THEIR OWN COST AFTER OBTAINING NECESSARY DESIGN FROM THE DEPARTMENT.
- PROPER STORM WATER DRAINAGE CHANNEL OF SIZE 0.45X0.75M SHOULD BE CONSTRUCTED ALL-ROUND THE SITE AND INTERNAL WHEREVER ITS REQUIRED BY APPLICANT AT THEIR OWN COST AND THIS CHANNEL LINKED WITH THE ROAD SIDE DRAINAGE CHANNEL / SURPLUS COURSE AS SHOWN IN DRAWING FOR DRAIN OUT THE RAIN WATER.
- IN BETWEEN APPLICANT LAND IS SITUATED IN SURVEY NUMBERS: 76/3, 76/4, 76/5, 76/6, 76/7, 76/8, 76/9, 76/10, 76/11, 76/12, 76/13, 76/14, 76/15, 76/16, 76/17, 76/18, 76/19, 76/20, 76/21, 76/22, 76/23, 76/24, 76/25, 76/26, 76/27, 76/28, 76/29, 76/30, 76/31, 76/32, 76/33, 76/34, 76/35, 76/36, 76/37, 76/38, 76/39, 76/40, 76/41, 76/42, 76/43, 76/44, 76/45, 76/46, 76/47, 76/48, 76/49, 76/50, 76/51, 76/52, 76/53, 76/54, 76/55, 76/56, 76/57, 76/58, 76/59, 76/60, 76/61, 76/62, 76/63, 76/64, 76/65, 76/66, 76/67, 76/68, 76/69, 76/70, 76/71, 76/72, 76/73, 76/74, 76/75, 76/76, 76/77, 76/78, 76/79, 76/80, 76/81, 76/82, 76/83, 76/84, 76/85, 76/86, 76/87, 76/88, 76/89, 76/90, 76/91, 76/92, 76/93, 76/94, 76/95, 76/96, 76/97, 76/98, 76/99, 76/100, 76/101, 76/102, 76/103, 76/104, 76/105, 76/106, 76/107, 76/108, 76/109, 76/110, 76/111, 76/112, 76/113, 76/114, 76/115, 76/116, 76/117, 76/118, 76/119, 76/120, 76/121, 76/122, 76/123, 76/124, 76/125, 76/126, 76/127, 76/128, 76/129, 76/130, 76/131, 76/132, 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- THE APPLICANT'S LANDS APPLICANT SHOULD NOT CONSTRUCT COMPOUND WALL AROUND THEIR LANDS.
- AS PER THE REVENUE RECORDS, THE EXISTING FIELD CHANNEL FROM SLICE NO.2 IS RUNNING IN SURVEY NUMBERS 94, 91, 90, 89, 88, 77, 76, 63, 64 & 171 THROUGH THEIR PATTI LANDS ONLY. APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL, AND CONSTRUCT MASONRY FIELD CHANNEL FROM SLICE NO.2 RUNNING IN THIS LAND UP TO THEIR NORTH BOUNDARY, ON THEIR OWN COST WITH THE SUPERVISION & DESIGN OF THE WRD OFFICIALS.
- NECESSARY CROSS MASONRY STRUCTURES ACROSS THE SURPLUS COURSE IN SURVEY NUMBERS 104 & 105 AND FIELD CHANNEL SHOULD MADE IN THEIR OWN COST.
- THE PROPOSED SITE SHOULD BE PROTECTED WITH FLOOD PROTECTIVE ARRANGEMENTS AROUND TO SAFEGUARD THE HUMAN LIFE DURING FLOODS.
- APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT THEIR OWN COST.
- NO ENCROACHMENT ACTIVITIES SHOULD BE DONE IN THE EXISTING SURPLUS COURSE LAND AND THAMAL LAND LIES IN APPLICANT'S LANDS, NECESSARY DEMARCATION SHOULD BE DONE THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF WRD OFFICIALS AND APPLICANT SHOULD FIX THE BOUNDARY POSTS OF SIZE 0.15X0.15X1.50M.
- THEIR SHOULD NOT BE ANY HINDERANCE TO THE FREE FLOW OF WATER IN THE ABOVE NOTED SURPLUS COURSE AND FIELD CHANNEL.
- ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICIALS CONCERNED BEFORE THE COMMENCEMENT OF THE WORK.
- APPLICANT SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE DRAIN AS AND WHEN REQUIRED.
- APPLICANT SHOULD ALLOW THE WATER RESOURCES DEPARTMENT OFFICIALS TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND ENSURES FREE FLOW.
- APPLICANT SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVALS OF OBSTRUCTIONS IF ANY FORM WITHIN THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED.
- APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT FROM TIME TO TIME.
- AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS BY APPLICANT AT THEIR OWN COST.
- THE WATER RESOURCES DEPARTMENT HAVE EVERY RIGHT ADDRESS THE GUDA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION PROPOSAL IN CASE OF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THAT EVENT, APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.
- LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO. T57(Y12)19/INUNDATION POINT/2013, DATED: 25.02.2013 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- 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.
- 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.
- PLOT NO. 1 TO 460 ALREADY ASSIGNED IN THE APPROVED LAYOUT VIDE P.P.D.L.O. NO.15/2015.

LEGEND:

- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)

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



சுபத்திரி இயக்குகிறார்
15845/14.6.2024
06/12/24

சுபத்திரி இயக்குகிறார்

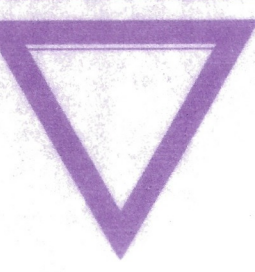
ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF MSB SITES No.4,6,7,11,13&14 IN APPROVED LAYOUT No. P.P.D.L.O.No.15/2015 INTO RESIDENTIAL PLOTS IN PART OF S.Nos.73/7, 88/4B, 5B, 89/2,5, 100/1A, 1B, 3, 101/1,2A, 2B, 2C1, 3A, 3B1, 3B2, 102/3, 4A, 4B, 5A, 5B, 5C, 5D, 6, 7, 8, 103/1A, 1B1, 1B2, 2A, 2B1, 2B2, 3, 4, 106/7A, 7B, 8A & 106/8B2 OF VENGAMBAKKAM VILLAGE,

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

For SAMERAA FOUNDATIONS PRIVATE LIMITED
H Samir
OWNER'S SIGNATURE

A. GOBALAKRISHNAN, D.C.E.
Registered Engineer Grade-III
No. E/GR-III/19/06/2016
O.No.18/1, N.No.25, Mosque Garden
Saladpur, Chennai - 600015
LICENSED SURVEYOR



Planning Permit No. 15845
Date: 14.6.2024
P.P.D. No. 128
No. 2024
APPROVED
VIDE LETTER No. 15845-1/0333/2023
DATED: 14.6.2024
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

This Planning Permission issued under New Rule
TNCDBR, 2019 is subject to final outcome of the
WRD No. 18 of 2019 and WMP (MD)
Nos. 6912 & 6913 of 2019.

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

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