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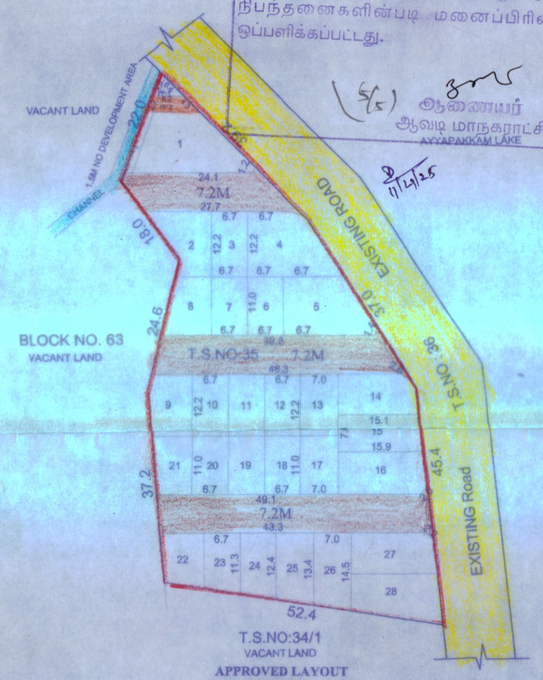
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உள்ளாட்சி மன்றப் படி

மாமன்ற தீர்மான எண்: 2858 நாள்: 24/03/2025

மனைப்பிரிவு செயல் முறை உத்தரவு
ந.க. எண் 9135 நாள் 11/04/2025
செயல்முறைகளில் கண்டுள்ள நிபந்தனைகளின்படி மனைப்பிரிவு ஒப்பளிக்கப்பட்டது.
ஆணையர்
ஆவடி மாநகராட்சி



TOTAL EXTENT	**(AS PER DOCUMENT)**	:	**3642 SQ.M**
ROAD AREA		:	**894 SQ.M**
PUBLIC PURPOSE AREA (1%)		:	**39 SQ.M**

P.P-1 HANDED OVER TO THE LOCAL BODY 0.5%AREA : 14 SQ.M
P.P-2 HANDED OVER TO THE TANGEDCO 0.5%AREA : 25 SQ.M

NO.OF PLOTS : **28 Nos.**

FILE NO : LAYOUT-1/0127/2024

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 DOCUMENT NO.13676 / 2024, DATED: 19.09.2024, @ SRO AVADI

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)NOC 5011PARUTHIPATTU VILLAGE 6325/2024/DATED:01.08.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

Conditions:

1.The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)19.820m (i.e.)1.750m above the datum of Ayapakkam Tank at Full Tank Level F.T.L. is (+) 18.070m. 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 (+)0.860m to (+)1.350m 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. The all round pavement level within the site should not be less than (+)19.820m and the regular habitation should not be below MFL.

2.The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorties concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

3.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 of genuinety of the documents submitted.

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 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.

6.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 / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

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

Technical Suggestion:

(a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage Network drain as Micro drain of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain 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.

(b) The applicant should provide necessary setback distance within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular here by the office of the Commissioner of Town & Country Planning, Chennai-2 vide Roc. No.4367 / 2019 / BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c) The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroached properly from the water body as well as confirming this proposed site boundaries.

(d) 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 River / Eri / Channel / Pond at any cost.

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

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 (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 IN THEIR LETTER NO. DB/T5(3)NOC 5011 PARTHIPATTU VILLAGE 6325/2024/DATED:01.08.2024AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) 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 LOCALBODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCALBODY
- PUBLIC PURPOSE-2 GIFTED TO LOCALBODY (FOR TANGEDCO)
- CHANNEL
- NO DEVELOPMENT AREA

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.

AVADI CORPORATION LIMIT

LAYOUT OF HOUSE SITES IN OLD S.NO:531, T.S.No:35, BLOCK NO.85 OF PARUTHIPATTU VILLAGE

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

For SRI LAKSHMI HOMES PVT. LTD.
Authorised Signatory
OWNER'S SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-I
DTCP Registration No. TVLR/RE/Gr-III/2(9/08/017
CMDA Registration No. RE/Gr-III/19 1/107
Off: SAI GREEN ASSOCIATE
238/5, Rohini Flats, J.N. R
Anna Nagar (W) Extn., Chenna 101.
Ph: 044 - 35746037, Mobile : 729 9915
LICENSED SURVEYOR

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

Planning Permit No. 15929 Dated: 30.09.2024
P.P.D
L.O No: 211/2024
APPROVED
VIDE LETTER No.: Layout-1/0127/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.



our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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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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