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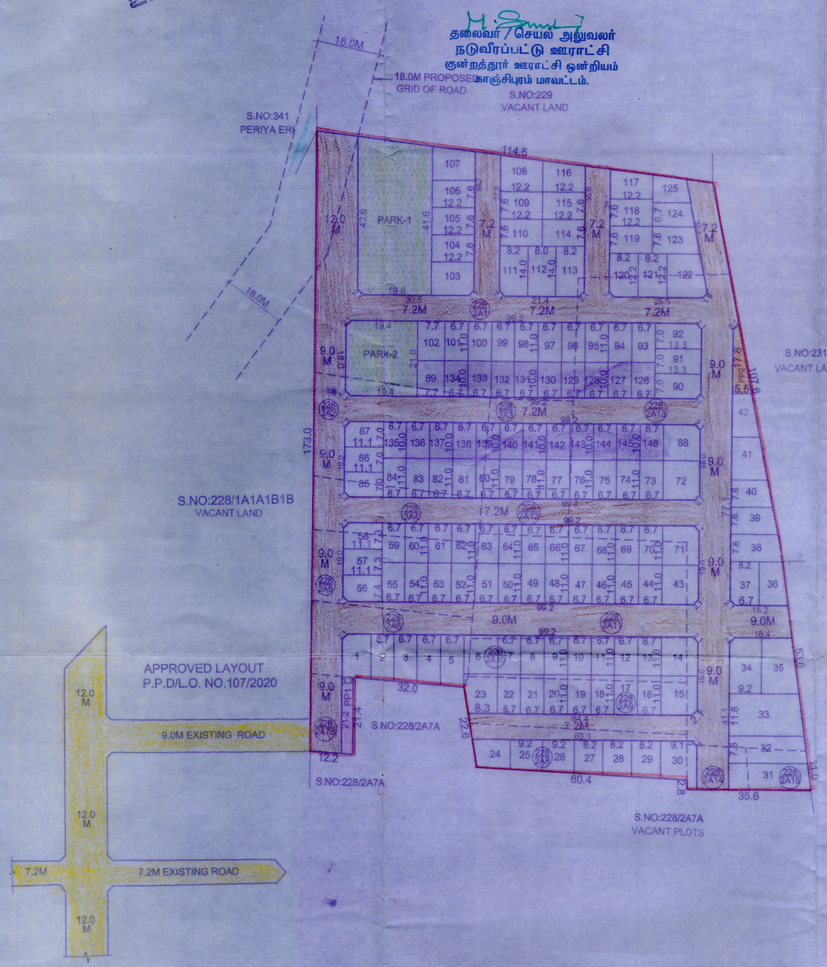


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உள்ளாட்சி அமைப்பு பிரிவு

அனுமதி அளிக்கப்படுகிறது
ந.க. எண் : 19/2024-25
நாள் : 18.11.2024

தலைவர் / செயல் அலுவலர்
நடுவீரப்பட்டு ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
காஞ்சிபுரம் மாவட்டம்.



TOTAL EXTENT	(AS PER PATTA)	:	20810 SQ.M
ROAD AREA		:	7501 SQ.M
PARK AREA		:	1356 SQ.M
PARK AREA-1 : 920 SQ.M			
PARK AREA-2 : 436 SQ.M			
PUBLIC PURPOSE AREA (1%)		:	136 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA -1 : 68.0 SQ.M)			
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA -2 : 68.0 SQ.M)			
REGULAR PLOTS (1 TO 125)		:	125 Nos.
E.W.S PLOTS (126 TO 146) (1405 SQ.M)		:	21 Nos.
TOTAL NO.OF.PLOTS		:	146 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 8466/2024, DATED: 27.09.2024, @ SRO PADAPPAI

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC4992/NADUVEERAPATTU VILLAGE 03736/2024/ DATED:21.06.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The applicant's land should be filled with earth with proper compaction to the level of (+)12.250m to (+).12.500m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 0.845 to 0.955m for (+)12.250m and 1.075m to 1.09m for (+)12.500m depending upon the existing field levels as indicated in the table and the existing applicant land should be raised to a level of (+)12.250m to (+)12.500m (i.e.,)0.29m to 0.54m above the Crest level (+)11.960m of Naduveerapattu tank on Northern side of the applicant site.

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 (+)12.250m to (+)12.500m as indicated in the table 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 authorities 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 / tank in SF.No.341. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The applicant/CMDA should consider the OSR land on the Western boundary of the applicant land in S-F.No.228/2A1 of size 4.0m wide as marked in the drawing as per the direction of this department in order to avoid any inundation in future. This part of OSR land may use for form a channel to drain out the surplus water to the downstream side of the site.

Technical Suggestions:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains i.e peripheral drain of suitable size not less than 0.90m x 0.0.60m as well as peripheral drain especially on Western boundary of size 1.20m x 0.75m & lateral of suitable sizes within the site as per the site condition. The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drain and sewerage treatment plant 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.

b. The necessary setback distance not less than 3.00m especially on Western Side in S.No.228/2A1 should be provided 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 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 and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance 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 property from the water body as well as confirming this proposed site boundaries.

d.The sewage water from the applicant 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/tank at any cost.

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

The owner of the document received from the applicants 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 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 (MA) 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)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-NOC4992/NADUVEERAPATTU VILLAGE 03736/2024/ DATED:21.06.2024 AND SHALL 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 IN EVERY PLOT.

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

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 LOCAL BODY (FOR TANGEDCO)
- EWS
- ERI

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

A H Jainab Rahna S.H.
2 Nos
M/s Rameel Zaedara

OWNER'S SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/G-III/2019/08/017
CMDA Registration No. RE/G-III/19/04/107
Off: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037, Mobile : 7299089915
LICENSED SURVEYOR

Planning Permit No. 15946 Dated:18.10.2024

P.P.D L.O No: 228/2024

APPROVED

VIDE LETTER No.: Layout-1/ 00666/2024

DATED

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

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 228/2A1, 2A2, 2A3, 2A4, 2A5, 2A6, 2A7B, 2A8, 2A9, 2A10, 2A11, 2A12, 2A13, 2A14 & 228/2A15 OF NADUVEERAPATTU 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

Verified RealEstate™

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We're honored to be part of your
real estate journey

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