Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

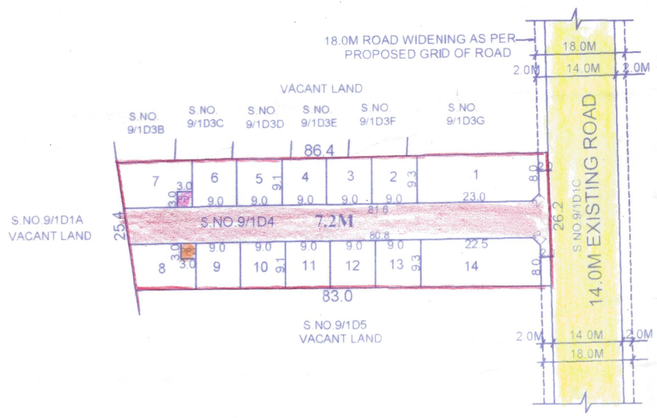
hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

மனைப்பிரிவு / மனைஉட்பிரிவு வரைபட
அனுமதி எண்.220/2024 நாள்.03.10.2024
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ.எண்.33221/2024/BA/ஊஇ.மாநி.04.10.2024
V. [illegible]
தலைவர் பொறுப்பு அலுவலர்
ஒட்டியம்பாக்கம் கிராம ஊராட்சி



SITE EXTENT (AS PER DOCUMENT)	:	**2226 SQ.M**
ROAD AREA	:	**651 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**18 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 9.0 SQ.M)		
(P.P.-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 9.0 SQ.M)		
NO. OF PLOTS	:	**14 Nos.**

FILE NO: LAYOUT-1 / 196 / 2024

உள்ளாட்சி மன்றப் படி

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO:11830/2024, DATED:24.09.2024, @ SRO SELAIYUR.

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-00451/NOC-ARASANKALANI VILLAGE/007344/2023/04.09.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The existing ground level of the site should be raised to minimum level of (+)11.900m ((i.e) 2.45m above the Crest Level of Weir in Arasankalani Velanthangal (+)9.450m) and the applicants' site with filling level varies from 0.770m to 1.110m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during flood periods. The entire pavement level within the site should not be less than (+)11.900m and the regular habitation should not be below MFL
2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government land / water body 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 Revenue 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. If there is any discrepancy or any other encroachments activities, the applicants are held responsible in future.
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 aspects, and does not deliver any rights to the applicants to encroach the WRD / Government for this site issued form WRD is purely issued on the basis of inundation point of view.

Technical Suggestion:

(a) The applicant should prepare the proposal by considering the suitable internal storm water drainage network drain as micro drains ie. the peripheral drain of size not less than 0.90m x 0.60m and lateral drain of suitable size within the site as per site condition. 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 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 should be provided with in the site as per the site condition with the in accordance with the norms in existence and as per the rules in force of CMDA (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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

(c) The applicant 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.

The sewage water from the applicants; land should not let into the drains and sewage water and suitable arrangements should be made for by the applicants and as well as the construction materials / debris / hot be dumped into the e channel / river at any cost. At any cost, sewage / sullage should not be let into channel, 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 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.

Falling to comply with any of the above conditions, WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicants shall not be eligible for any compensation what so ever 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 IN THEIR LETTER NO. DB/T5(3)/F-00451/NOC ARASANKALANI VILLAGE/007344/2023/DATED:04.09.2023, AND 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
- NOC FROM ASI TO BE OBTAINED FOR ALL PLOTS BEFORE TAKING UP DEVELOPMENT (i.e.) CONSTRUCTION OF BUILDING IN THE SITE UNDER REFERENCE. (i.e.FROM 100m TO 300m DEPTH)

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)

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 Opera Housing Pvt Ltd
Director
DIN: 05262533
OWNER SIGNATURE

ARCHITECT : AMERNATH. A
REG. No. CA/2014/64905
CMDA Regd. No. RA/Gr.I/19/03/030
No. 14, Ground Floor, 32nd Cross Street,
Besant Nagar, Chenn[illegible]090.
Mob: +91 9500042904
Email: info@ameraniarchitects.com
LICENSED SURVEYOR

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

Planning Permit No. 15938 Dated: 03.10.2024
P.P.D L.O No: 220/2024
APPROVED
VIDE LETTER No.: Layout-1/196/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No.9/1D4 OF ARASANKAZHANI 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™

Verified RealEstate™

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