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FILE NO.L1/0229/2022

TOTAL EXTENT (AS PER PATTA)	:	2650 SQ.M
ROAD AREA	:	617 SQ.M
PUBLIC PURPOSE AREA (1%)	:	21 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 10.5 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 10.5 SQ.M)		
NO.OF.PLOTS	:	18 Nos.

CMDA Planning Permit No : 15736/2022

LAYOUT APPROVED

Subject to the Conditions in this office

Lr. No : 636/2022/CMD

Dt: 12/9/2022

COMMISSIONER (i/c)
Thirunindravur Municipality

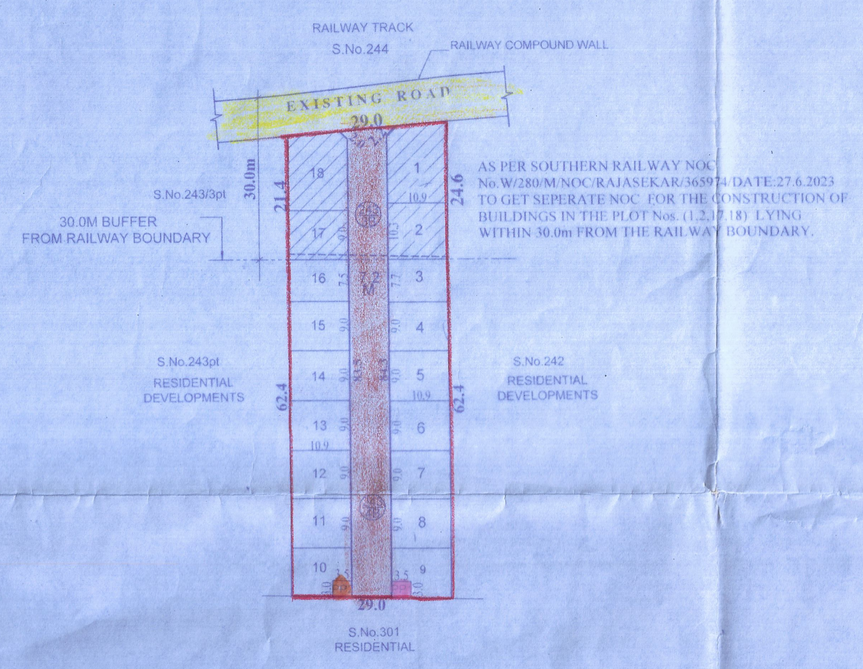
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY CMDA, CHENNAI - 600 008.

2 திருநின்றவூர் நகராட்சி

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
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. 172/2024, DATED: 05.01.2024, @ SRO AVADI.



CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-011777/F-NOC-THIRUNINDRAVUR VILLAGE/000738/2023/ DATED:20.02.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+) 37.800m (i.e.) 4.240m above the Full Tank Level of Thiruninravur Tank (+) 33.560m. 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 varies from (+) 2.620m to (+) 2.650m depending upon the existing field level. 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.

2.The all round pavement level within the site should not be less than (+)37.800m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per site condition since the patta or plan marked channel exist on North and Western side of the site. The internal micro rains formed within the site as per site condition should be connected to the local drain / channel at his own cost, 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 dram /'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. The should not be any hindrance to the free flow of internal drain to downstream

3.The necessary setback distance should be provided with in 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 setback area in future also, 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, Local body 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.

5.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 / fabricate, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinely of the document submitted.

6.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 officer concerned before commencement of work.

7.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.

8. 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.

9.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.

10.The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water, suitable arrangement 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 damped 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.

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) THE NOC FROM SOUTHERN RAILWAY VIDE LETTER NO.W/280/M/NOC/RAJASEKAR/365974

1.Since the proposal is only for Plots, in future, the sewage and sullage should not be led to flow towards Railway side.
2 It is instructed in railway NOC Letter to get seperate NOC for the construction of buildings in the plot Nos. (1,2,17,18) lying within 30.0m from the railway boundary.
3. As per revised NOC processing charges for layouts vide this office letter dt.24-04-2023, total charges to be collected from the NOC applicant is Rs.56,640 (6x8000 = 48000+ GST @18% -8640) where as collected by division is only 10,620/-. Hence the difference amount (Rs.56,640 Rs. 10,620) of Rs 46,020/- to be collected by division from the NOC applicant and the same to be informed to this office.
4. The terms and conditions mentioned in this office letter No W 280/5 Dt 26 12:02 should be strictly followed
5. Copy of the agreement executed with the party may be sent to this office for record.
6. The party may be asked to submit an indemnity bond (i.e Rs.100/- stamp paper) to the effect that if at a later date, it is known that if any land or part of land is identified as Railway then that portion or full land will be taken over by Railways without any prior notice.
7. In case any refuse is dumped by the party into the Railway land, they will have to pay necessary charges for cleaning the same and an additional fine of Rs. 10000/- each time a notice is issued to them.
8. Any tree planted along the Railway boundary is liable to be cut fully or partially for safe working of Railways in terms of Para 14 of Railway Act 1989, without any compensation.
9. Railway reserve the right to supervise/Inspect during the construction stage as well as during lifetime of the building to ensure that building/basements do not affect any danger to safety of the trains.
10. No tree with height more than 10 meters shall be planted/grown between the nearest Railway boundary and the nearest face of the building from such Railway Boundary.
11. The proposed Residential lay out only is approved and separate NOC shall be obtained for construction of Buildings within 30m from Railway Boundary.
In connection with the above, Division's Drg. No. DM/T1/64 is enclosed herewith duly signed by competent Authority for necessary action at your end.
The Division should ensure that the above conditions put forth by this office are complied and send a compliance report to this office for record.

(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 BYPWD IN THEIR LETTER NO.DB/T5(3)/F-011777/F-NOC-THIRUNINDRAVUR VILLAGE/000738/2023/ DATED:20.02.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION 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 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

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.

OWNER'S SIGNATURE

D. JOTHILINGAM, B.Tech.,
Registered Engineer-Licenced Surveyor
RE20012/19, RE/GR-II/19/04/050
CMDA, Greater Chennai Corporation
No.2/8, Lambert Nagar Main Road,
Virugambakkam, Ch-92. Mob:9941660230
vetriplanners@gmail.com

LICENSED SURVEYOR

Planning Permit No. 15736 Dated: 22/01/2024

P.P.D L.O No: 14/2024

APPROVED

VIDE LETTER No: Layout-1/0229/2023

DATED : 23/01/2024

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

THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos. 243/3B & 4B OF THIRUNINDRAVUR 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

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