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ஒப்புதல் அளிக்கப்படுகிறது
மனைபிரிவு / கட்டடம்
அக ஆணை எண்: 255 / 18.8.97ல் உள்ளபடி
இணைப்பில் கண்டுள்ள நிபந்தனைகளுக்கு உத்திரவு
எண்.மமு 59/2024-25 நாள் 21-11-24 ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது.

துணை ஆணையர் /
வட்டார வளர்ச்சி அலுவலர் (வி.ஊ.)
கோயம்பேடு மாநகரி
சென்னை - 600 128.

21/11/24

S.No:355
VACANT LAND

1.5M NO DEVELOPMENT AREA



VACANT PLOTS
APPROVED SUBDIVISION
P.P.D/L.O. NO. 104/2024

FILE NO: LAYOUT-1 / 0173 / 2024

SITE EXTENT (AS PER PATTA)	:	2070 SQ.M
ROAD AREA	:	507 SQ.M
NO.OF PLOTS	:	8 Nos.

உள்ளாட்சி மன்றப் பயன்

NOTE:

ROAD AREA - WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 7676/2024, DATED:10.09.2024 @ SRO, PAMMAL.

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE EE, PWD/WRD, CHENNAI REGION, CHEPAUK CHENNAI-5, LETTER NO.DB/JDO.2/F.40 NOC/2023/1061M/DATED:22.12.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The proposed site of the land is to be raised of height from 1.300m to 1.410m with the process of earth filling and compaction should be done in layers of not more than 0.30m depth with hard soil with proper compaction to achieve required degree of compaction and the existing land should be raised to a level of (+) 15.810m.
2. The applicant should provide adequate dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be provided as per the norms of the Pollution Control Board.
3. The applicant should be done proper soil test and suitable foundation should be selected depends upon the soil condition and the structural design should be obtained by the Structural Engineer.
4. The WRD, is not responsible for the Structural stability and soundness of the building proposed by the applicant and WRD recommend only for inundation point of view.
5. The Applicant should make arrangement to collect the garbage within the premises and has to be disposed off as per Pollution Control Board norms.
6. Necessary sewage treatment arrangements should be provided as per Pollution Control Board norms.
7. The applicant should lay the demarcation and fix the boundary stone in the S.No. 578/1A, 1B, 1C, 2A, 2B, 2C & 578/2D of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District before the commencement of the work.
8. In order to protect the applicant land must construct the retaining wall along its boundary on the left side of channel after demarcated the WRD., Land.
9. The applicant should provide rain water harvesting arrangements in the site at applicant own cost.
10. The proposed site is very close to Eri/Channel/thangal. The applicant should not affect the hydraulic particulars of Eri/Channel/thangal.
11. The applicant should not let the drainage water / sewage directly into the Eri/channel/thangal.
12. The Peripheral storm water drainage shall be provided with adequate vent size around the site demarcated in the map and it should be connected to the local body storm water drainage way (or) Road drainage network. Ultimately the storm water drainage should be connected to the Road drainage network/channel/Odai/river so as to drain storm water from site under reference.
13. The levels as indicated in the tabular column should be maintained strictly.
14. The Sewage and Sullage water should not be let in the channel/tank Maintained by WRD and necessary sewage disposal plant should be made by the applicant at applicant own cost. The safe discharge of sewage should be ensured and the action plan should be submitted to the Executive Engineer, Kosasthalaiyar Basin Division, WRD., Thiruvallur and/or any other competent authority at once after implementation.
15. The applicant should not encroach into adjacent Government lands and should clearly demarcate boundaries of applicant land in presence of Revenue and as well as WRD officials before commencement of construction.
16. No sewage should be let into the adjacent lands and drain and necessary arrangements should be made by the applicant at applicant own cost for treatment of sewage.
17. The WRD officials should be allowed to inspect the site at any time during execution.
18. The applicant should carryout protective measures to avoid entry of storm water from the earmarked in the sketch should be maintained without encroaching as per Revenue Records.
19. The applicant should clearly demarcate the boundary of applicant land and WRD., channel before commencement of any developmental activity in presence of the Revenue and WRD department officials and should not encroach the channel abutting the applicant land.
20. Advance intimation should be given to the WRD officers concerned before the commencement work.
21. The applicant shall abide by the rules and regulations of the WRD as in force.
22. The permission granted is liable to be revoked. If breach of any of the above terms and conditions and in the event of such revokes the applicant shall not be eligible to any compensation what so ever.
23. Failing to comply with any of the above condition, WRD. Reserves rights to withdraw the report on inundation point of view to the above survey number and in the event, the applicant shall not be eligible for any compensation what so ever.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/JDO.2/F.40 NOC/2023/1061M/DATED:22.12.2023, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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) 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.

THE SUBDIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD

For SQUARED EARTH ESTATES PVT. LTD.
Director
OWNER'S SIGNATURE

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.

P. SUDHAKARAN, B.E.,
RE/GR-II/2022/09/228 (CMDA)
"ALIYAH Multiventure" No.3097, OMR,
Mettukuppam, Thuraipakkam, Ch - 97.
blyahmv7@gmail.com Mob : +91 8838140292
LICENSED SURVEYOR

Planning Permit No. 15934 Dated: 30.09.2024
P.P.D L.O No: 216 2024
APPROVED
VIDE LETTER No.: Layout-1/0173/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR PANCHAYAT UNION

SUB-DIVISION OF HOUSE SITES IN S.No: 578 / 1A,2A OF GERUGAMBAKKAM VILLAGE.

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



our services doesn't just end there

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.

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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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