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RE REGULATORY RECORD

RERA Document

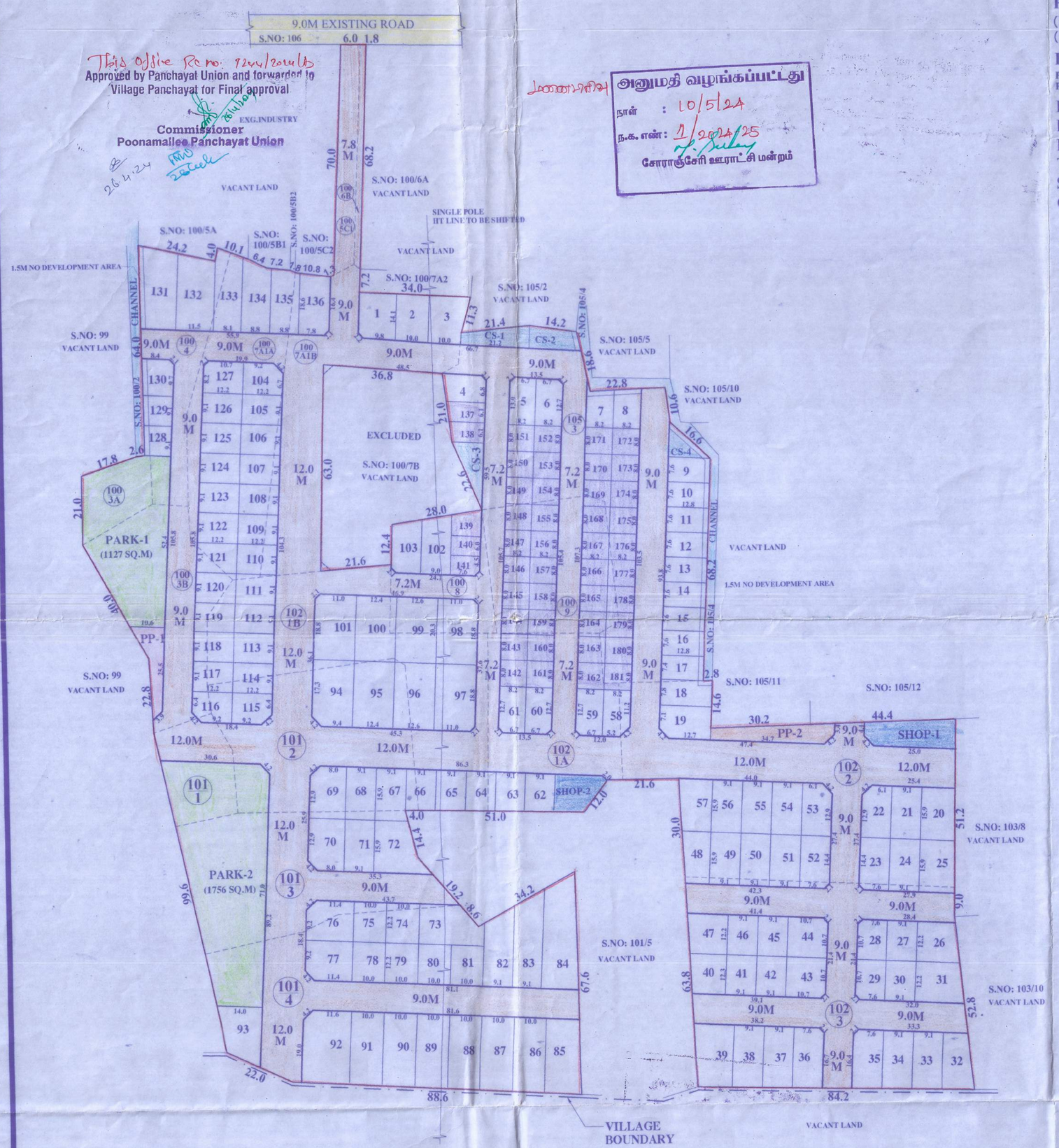
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DIGITALLY VERIFIED RECORD



அனுமதி வழங்கப்பட்டது
நாள் : 10/5/24
ந.க. எண் : 1/2024/25
சோராஞ்சேரி ஊராட்சி மன்றம்

SITE EXTENT (AS PER PATTA)	:	**43589 SQ.M**
ROAD AREA	:	**14794 SQ.M**
PARK AREA	:	**2883 SQ.M**
(PARK AREA-1 : 1127.0 SQ.M)		
(PARK AREA-2 : 1756.0 SQ.M)		
PUBLIC PURPOSE PROVIDED (1%)	:	**323 SQ.M**
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) :139.0 SQ.M		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) :184.0 SQ.M		
EWS PLOTS PROVIDED	:	**2943 SQ.M**
REGULAR PLOTS (1 TO 136)	:	**136 Nos**
EWS PLOTS (137 TO 181) (2943 SQ.M)	:	**45 Nos**
TOTAL NO. OF PLOTS	:	**181 Nos**
SHOP SITE	:	**2 Nos**
CONVENIENT SHOP SITE	:	**4 Nos**

FILE NO: LAYOUT-1 / 0398 / 2023

உள்ளாட்சி மன்றப் படி

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE-1, PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:4609/2024.DATED:30.03.2024 @ SRO.AVADI.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F- 5780/NOC- SORANJERI VILLAGE/ 2022 / DATED. 28.06.2022, 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 (+)22.980m [(i.e) 0.12m below the FTL of Vayalanallur tank (+)23.100m)] and the applicants' site with filling level varies from 0.890m to 1.280m 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 dewatering arrangements during flood periods.

2.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size as micro drain within the site as per site condition, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicants' land, according to the existing rules in force and should get proper approval from the 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.

3.The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue & 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.

4.The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the Revenue records submitted 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 genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicants are held responsible in future.

5.The necessary setback distance should be provided with in the site especially on west as per 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.

6.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.

7.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.

8.The applicants' land seems to be ryotwari land, which would be classified as Wet land. Hence, these lands are to be converted from agricultural commercial zone by the competent authority. 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 boundaries.

9.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 Lands / River / channel. The NOC for this site issued form WRD is purely issued on the basis of inundation point of view.

10.The channel stretch abutting the applicants' boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the course should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicants should de-silt the channel periodically and remove the obstruction then and there, without any hindrance for free flow of water at their own cost within the proposed land.

11.The Government field channel stretch in S.F.No.100/2 adjacent to the site on the Western boundary land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel as per the FMB at their own cost up to their stretch. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover, the width of entire field channel as per Revenue records (FMB) within the stretch of applicants' land should be maintained properly without any change at their own cost.

12.The applicants should not object at any time for the maintenance work / improvements work of the channel which are proposed to be carried out by WRD. The applicants 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 in future periodically.

13.The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and 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 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 the land. Failing 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-2019,RULE NO: 47 (8) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & & AMENDMENTS APPROVED IN G.O.Ms.No.16,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020
ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD,ADDITIONALLY,SHALL BE RESERVED FOR"PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5%OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) 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,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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.

(IV) 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- 5780/NOC- SORANJERI VILLAGE / 2022 / DATED: 28.06.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI) 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK AREA GIFTED TO LOCAL BODY
- EWS
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- COMMERCIAL
- CHANNEL

This Planning Permission Issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8941 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

OWNER'S SIGNATURE

Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-II
(CMDA REGD. No. RE/GR-II/2023/04271)
No. 15, WEST KOVNAM RIVER ROAD,
CHINTADRIPET, CHENNAI -600 002.
Mob: 97909 72800

LICENSED SURVEYOR

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

Planning Permit No. 15798 Dated: 09/04/2024
P.P.D L.O No: 76/2024
APPROVED
VIDE LETTER No.: Layout-1/0398/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.NO: 100/3A, 3B, 4, 5C1, 6B, 7A1A, 7A1B, 8 & 9, 101/1, 2, 3 & 4, 102/1A, 1B, 2 & 3 AND 105/3 OF SORANCHERI-A VILLAGE

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

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.