

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

SITE EXTENT (AS PER PATTA & DOCUMENT) = 7100 SQ.M
ROAD AREA = 1630 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2) = 78 SQ.M
 P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 35 SQ.M)
 P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 43 SQ.M)
NO. OF PLOTS = 29 NOS.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA

PUBLIC PURPOSE AREA-1
(RESERVED FOR LOCAL BODY)
 PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC. NO: 4283 / 2023, DATED: 16.06.2023 @ SRO, KONNUR

CONDITIONS :

- (I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO DB/T5(3)/F-1265 NOC AYANAMBAKKAM VILLAGE/2022/ DATED 05.05.2023. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
 1. The applicant land should be filled with earth filling with proper compaction to the minimum Level of (+) 18.460m [i.e. 1.27m above the crest level of Ayanambakkam Tank as (+) 17.190m], 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 from 1.28m to 1.39m depending upon the existing field levels. Also, the applicant 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 (+) 18.460m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network i.e. Micro drain of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains 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.
 3. 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 applicant 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.
 4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue & WRD authorities. The applicant should also maintain the measurement of the Channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB).
 5. The permission granted to the applicant 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 applicant is solely responsible of genuinity of the documents 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 officers concerned before commencement of work.
 7. The applicants should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
 8. The sewage water from the applicant land should not let into the drain/channel and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicant, and as well as the construction materials / debris/garbages should not be dumped into the channel/tank at any cost.
 9. The applicant's lands are seem to be Ryotwari land which would be classified as Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for his 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.
 10. The applicant should not object any time for the maintenance works/improvements works of the government Channel which are proposed to be carried out by WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement/development works as per revenue records (FMB), which are proposed to be carried out by WRD in future periodically.
 11. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant 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.
 12. The Government channel in S.F.No.677, 679/3 & 683/2 should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicant own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant land should be maintained properly without any change and without encroachments.
 13. The applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel in S.F.No.677, 679/3 & 683/2 should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there, without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.
 14. The applicants should not carry out any other cross masonry structures across the water courses (channel) prior permission from PWD/WRD department. Moreover the applicant should not damage the Government property during development, if any should be rectified at their own cost without fail.

The owner of the document received from the applicant 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

- (II) LOCALBODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-1265 NOC AYANAMBAKKAM VILLAGE/2022/ DATED 05.05.2023 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) 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, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.01.2020.

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 LOCAL BODY AND 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.

(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) 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
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO
- CHANNEL

This Planning Permission Issued under New Rule
 TNCDBR, 2019 is subject to final outcome of the
 W.R.(MD) No.8048 of 2019 and WMP (MD)
 Nos. 6912 & 6913 of 2019.

Nova Life Space Private Limited
 Authorised Signatory

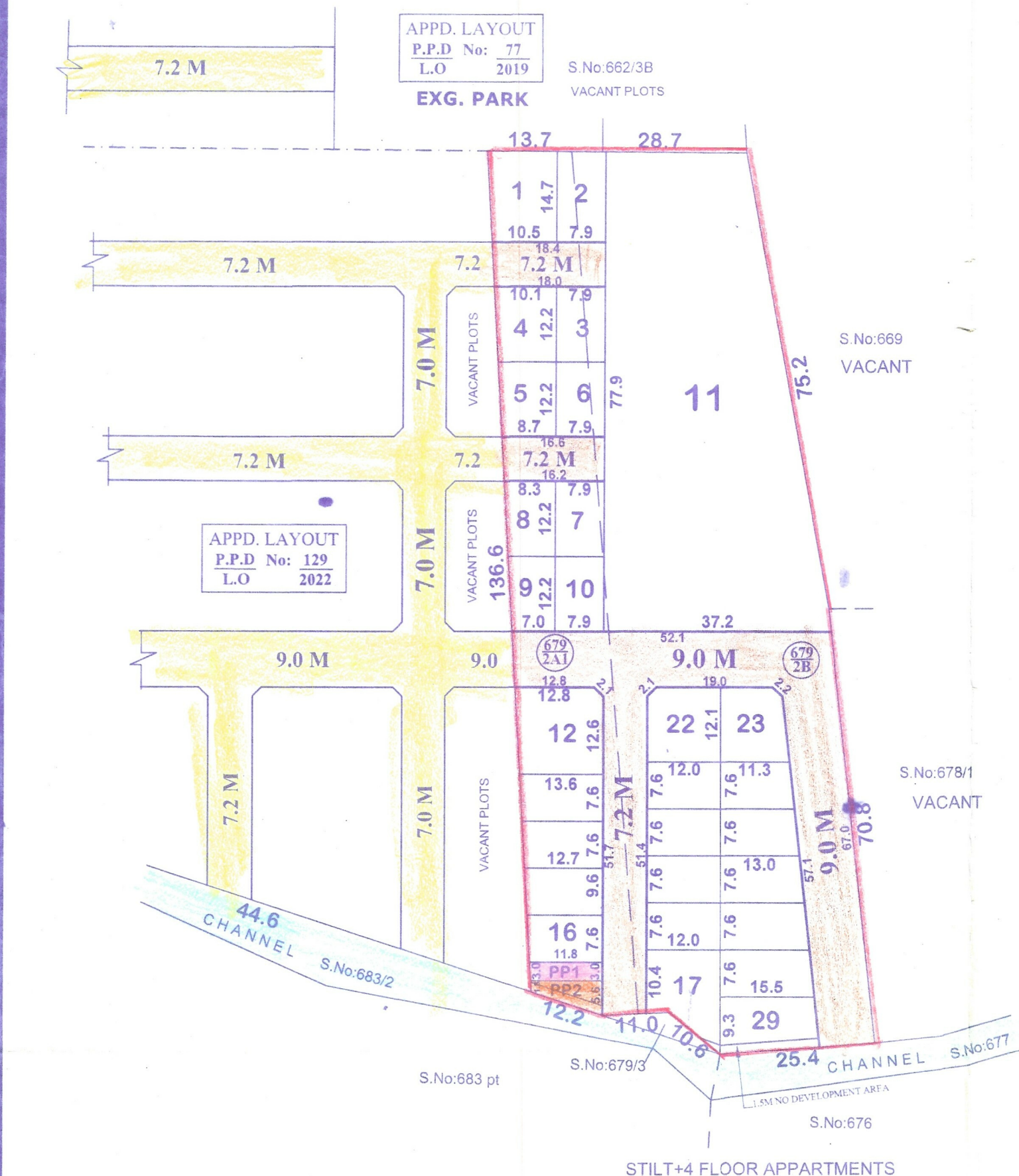
OWNER'S SIGNATURE

Er. B. ALFIN JACOB, B.E.,
 REGD. ENGINEER, GR-III
 (CMDA Regd. No. RE/Gr-III/19/4/033)
 No. 15, West Kovam River Road,
 Chintadripet, Chennai-600 002.
 Mob: 7806883007.

LICENSED SURVEYOR

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

Planning Permit No. 15495 Dated: 23/06/2023
 P.P.D. No: 180
 L.O. 2023
APPROVED
 VIDE LETTER No.: LAYOUT-1/0262/2022
 DATED : 20/12/2022
 For Member Secretary
 Chennai Metropolitan Development Authority
 Chennai-600 008.



THIRUVERKADU MUNICIPALITY LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 679 / 2A1 & 2B OF AYANAMBAKKAM VILLAGE.

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

சென்னை நகராட்சி
 பி.பி.என். 3037/2023/FI நாள் 28.3.2024
 கீழ்க்கண்ட திட்டத்தின் கீழ்
 நகராட்சி நிர்வாகத்துறையின்
 மானியம் அளவுக்கு உட்பட்ட
 பணிகளை மேற்கொள்ள
 உத்தேசம்
 சென்னை நகராட்சி

உள்ளூர் மன்றம்

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

