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

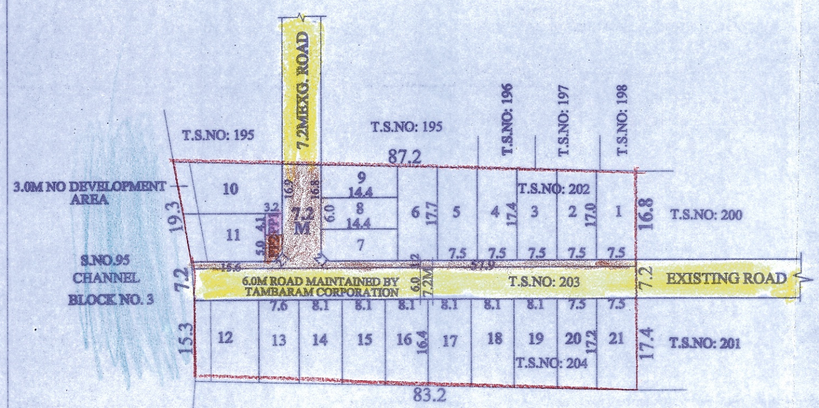
hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



உள்ளாட்சி மன்றம் - 4



LAYOUT / SUBDIVISION
APPROVED
SUBJECT TO THE CONDITIONS IN THIS OFFICE LETTER No:
Roc.No.340/2024/F1, Dt: 06/01/25
Approval No: 0037/24/25/01
SRN: 108661
for Commissioner
Tambaram City Municipal Corporation
6/1/25

TOTAL EXTENT (AS PER PATTA)	:	**3042 SQ.M**
ROAD AREA	:	**246 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**28 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 13.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 15.0 SQ.M)		
NO.OF.PLOTS	:	**21 Nos**

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. 1953/2024, DATED: 16.03.2024, @ SRO TAMBARAM JOINT 1

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / T5(3) / F.8212 TAMBARAM VILLAGE 0321 / 2024 / DATED:01.02.2024, WHICH 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 (+)15.220m(i.e.) 3.300m above Weir Crest Level of old existing SubbulakshmiAnicut (at present Damaged Condition) is (+)11.920m 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 (+)1.090m to (+)1.170m depending upon the existing field levels. 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. The all round pavement level within the site should not be less than (+)15.220m and the regular habitation should not be below MFL 17,790m.
2. The applicants should clearly demarcate 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 and the same should be maintained as it is in the Revenue records. The Government Land should be maintained without encroachments as per Revenue records and the applicants should make necessary periodical arrangements for free flow of water through the existing Government Land to the downside area along the proposed site.
3. 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 / fabricated, in future the above permission will be cancelled without any correspondence. Hence the applicants are solely responsible of genuinely of the documentssubmitted.
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 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.
7. The applicant should not object at any time for the maintenance work/ improvements work of the channel which is 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 / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD / Local body in future periodically.
8. The Pappan Channel in SF.No.95 of Tambaram village stretch on Western side 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 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 layout 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,
9. The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost.

Technical Suggestion:

(a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain ie. Peripheral drain of size not less than 0,60mx0.90m as well as lateral 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 drain and sewerage treatment and its disposal and garbages/ debris and other solid waste management as per norms in existence within the applicants' 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 applicant should provide necessary setback distance not less than 3.00m especially on Western side within 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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.

(c) 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.

(d). The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, 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 River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond 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) 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 CONDTIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F.8212 TAMBARAM VILLAGE 0321/2024/ DATED:01.02.2024 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 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)
- CHANNEL

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the outcome of the W.P.(MD) No.6248 of 2018 and WMP (MD) Nos. of 2018 & 6913 of 2019.

T. Ismail
OWNER'S SIGNATURE

E. Sasi
E. SASI REKHA B.E.,
CMDA - REGISTERED ENGINEER
Reg.No : RE/GR-II/19/04/052
Dated on - 25.04.2019
LICENSED SURVEYOR

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

Planning Permit No. 15784 Dated: 20/03/24
P.P.D L.O No: 62/2024
APPROVED
VIDE LETTER No: Layout -1/0249/2023
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos. 202 & 204 (OLD S.No.84/1 & 84/2) BLOCK No.7 WARD -D OF TAMBARAM 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.

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.



empowering your real estate decisions with smart tools

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™

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