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RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

திருவேற்காடு நகராட்சி

ந.க. எண். 4559/ 2024/ F1 நாள். 28.10.2024

இத்துடன் இணைக்கப்படுள்ள வரையங்கள் நகராட்சி நிர்ணயிக்கப்படுகிறது மனைபிரிவு அனுமதி வழங்கப்படுகிறது.

ஆணையாளர்

திருவேற்காடு நகராட்சி

24.10.24

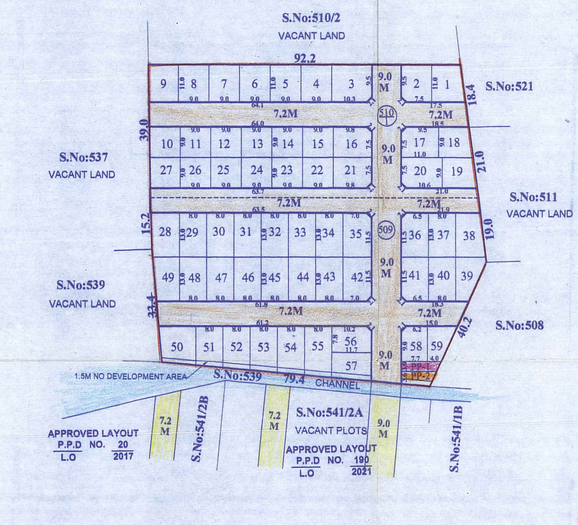
28.10.2024

FILE NO: LAYOUT-1 /0152/ 2024

SITE EXTENT	**(AS PER PATTA)**	:	**8600 SQ.M**
ROAD AREA		:	**2684 SQ.M**
PUBLIC PURPOSE AREA (1%)		:	**71 SQ.M**
(PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) :			**33.0 SQ.M**
(PP-2 HANDED OVER TO THE TANGEDCO (0.5%) :			**38.0 SQ.M**
NO. OF PLOTS		:	**59 Nos.**

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ROAD AREA, PUBLIC PURPOSE -1, PUBLIC PURPOSE -2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.4711/2024, DATED: 22.07.2024, @ SRO KONNUR.



CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F- 9041NOC AYANAMBAKKAM VILLAGE 0320 / 2024 / DATED. 30.01.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)18.380m [(i.e.) 1.19m above Crest level of Ayanambakkam Tank (+)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 varying from 1.510m to 1.550m 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. The all round pavement level within the site should be less than (+)18.380m. The regular habitation should not be below MFL.
2. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the channel SF.No.539 width 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).
3. The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit & lease rent will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted./
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 applicant 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.
6. The applicant should not object at any time for the maintenance works / improvement works of the channels 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.
7. 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.
8. The Government field channel is S.Nos.539 within the applicant land stretch should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's 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 Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.
9. The Government field channel is S.Nos.539 within the applicant land stretch abutting 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.
10. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the channel, the same should be restored to its original condition at his own cost.
11. The proposed RCC Culvert should be constructed by the applicant only, across the field channel in Survey No.539 of AyanambakkamiVillage, Poonamallee Taluk, Thiruvallur District as earmarked in the sketch and the applicant should strictly adhere to maintain the above hydraulic particulars of the channel. The applicant should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land / road available on both sides of the channel, this permission is eligible for construction of RCC Culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records, and should be maintained without encroachments.

7. 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.
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The bed level of the bridge should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion. The hydraulic particulars of the proposed RCC Culvert are follows:

S.NO.	Channel No. S.F.	Access to S.F.		Proposed Bed level in M (+)	GFL in M (+)	Width of channel as per FMB at proposed site	Minimum inner Vent height in M/ bottom level of deck slab in M	width of bridge in M	Area of bridge in Sqm	No of vents allowed
		From	To							
1.00	539.00	Approach road	508.00	(+)15.720m	(+)17.240	6.50	2.66m (+)18.380	9.00	58.5 m2	1No
								Total	58.5 m2	

Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD.. Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of bridge should be reported to the Executive Engineer.

12. The applicant should pay an annual lease rent of Rs.71,000/- (Rupees Seventy one thousand only) for occupation of 58.50 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.2,13,000/- (Rupees two lakhs and thirteen thousand only) in advance before the commencement of work. During execution/ after construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.

13. The applicant have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

14. The applicant should execute the lease agreement with the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.

15. The applicant should pay the caution deposit of sum of Rs.2,00,000/- (Rupees two lakh only) in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur which will be refunded only after completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work (bridge and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any, will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

16. The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed culverts and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

17. The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general common public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

18. The above proposed culverts will be the Government WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (culvert land, culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection.

19. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for construction of RCC culvert.

20. The WRD will not be held responsible for the Structural Stability, safety and soundness of the culverts proposed by the applicant and WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed culverts and at any cost, WRD will not be held responsible of RCC culverts.for design and drawings adopted for proposed construction

21. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed culvert will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

22. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc at applicant's own cost. The applicant should not damage the Government property and cause any inconvenience to common public. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., as required, should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work.

23. The proposed RCC culvert should be monitored and maintained by the applicant at their own cost. The proposed culvert should be well preserved without any hindrance to facilitate free flow of water. Also by the way of clearing any obstructions in the vent ways such as bushes, weeds, debris and any other obstructions, ensure free flow of water should be ensured periodically at his own cost.

24. During execution / completion of culvert dumped earth in the channel bed should be removed fully without leaving in the water course area which shall affect the linear water ways. The applicant should maintain the channel as is in condition of Environmental, Ecology, Naturalist and without, encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.

Technical Suggestion:

a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes, within the site as per site condition and 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 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 drain /surplus course obstructing free flow of water. The applicant should make drainage network, at his 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 within the site 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 must be construction activities in the specific setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c). The sewage water from the applicant's 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 applicant, 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 river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

d). The applicant 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.

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 as well as temporary permission for the construction of culverts across the channel 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- 9041 NOC AYANAMBAKKAM VILLAGE 0320 / 2024 / DATED: 30.01.2024, 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 (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.

LEGEND:

- SITE BOUNDARY
- ROADS 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.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

V. Jayaram

OWNER SIGNATURE

Dhinesh I Architect
CA/2009/43967
10/1, 2nd Street, Kasthuribai Nagar, Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

LICENSED SURVEYOR

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

Planning Permit No. 15880 Dated: 29.07.2024
P.P.D L.O No: 163/2024
APPROVED
VIDE LETTER No.: Layout-1/0152/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos.509 AND 510/1 OF AYANAMBAKKAM 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

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.