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RE REGULATORY RECORD

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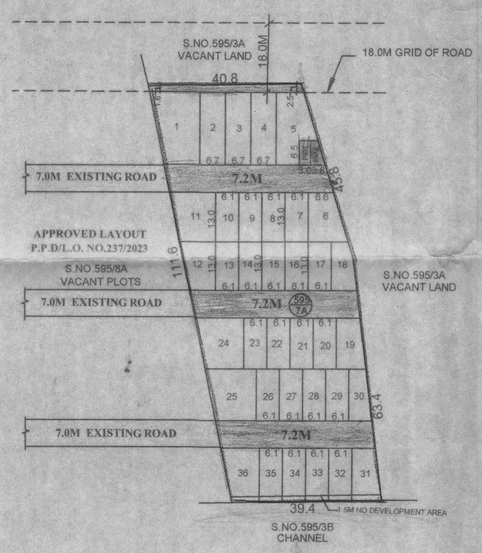
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



FILE NO.L1/0287/2023

TOTAL EXTENT (AS PER PATTA)	:	**4650 SQ.M**
ROAD AREA	:	**998 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**38 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5%AREA : 20.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5%AREA : 18.0 SQ.M)		
NO.OF.PLOTS	:	**36 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. 247/2024, DATED: 11.01.2024, @ SRO PAMMAL.

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-GERUGAMBAKKAM/2021/ DATED:29.10.2021, 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 with proper compaction to the level of (+)15.810m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 2.190m to 2.830m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.810m (ie 1.57m above the TBM of Adyar river boundary pillar pile top at Tharapakkam village as (+)14.240m).
2. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with side drain and sewerage treatment 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 (i.e treated or untreated) should not be let into the odai course at any cost and the debris and other materials should not be dumped into the odai course obstructing free flow of water. The applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of internal drain to the downside area. It must be ensured that any treated/ untreated sewage from the applicant property shall never be let into the channel at any event of time.
3. The necessary setback distance should be provided 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-BA2/13.03.2019) during development especially on North & Southern side. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Northern & Eastern side in S.F.No.596 & 602 in the presence of Revenue and PWD/WRD authorities. The applicants should also maintain the measurement of the odai in S.F.No.596 & 602 without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the odal, the same should be restored to its original condition at his own cost.
5. The Channel in S.F.No.596 & 602 runs on North & Southern side along the boundary of applicants land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel up to the applicants' land stretch (upto the stretch) as per the FMB at the applicants' own cost The bed level of the above odai should be ascertained and restored before commencing the development activity in the presence of the concerned PWDWRD Executive Engineer. Moreover, the width of entire odai as per Revenue records (FMB) and along the stretch of applicants land should be maintained properly without any change and no encroachments.
6. The Government supply channel in S.F.No.596 & 602 Eastern side abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the odai should be. maintained without encroachments as per Revenue records and the hydraulic parameters of the field odai should be maintained. The applicants should provide necessary periodical arrangements for free flow of water through the existing odai to the downside area within the proposed layout site. Also, the applicants should de-silt the odai periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land. 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.
7. The sewage water from the applicants land should not let into the odai 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 odai, at any cost.
   The applicants should not dump the garbages/debris in the odal and avoid the sewage water into the odai, etc. At any cost, sewage/sullage should not be let into field odai, and the garbages, debris and construction materials should not be dumped into the odai restricting the free flow of water.
8. The applicants should not object at any time for the maintenance work/improvements work of the odai which are proposed to be carried out by PWD/WRD in future. 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 PWD/WRD in future periodically.
9. The proposed RCC small bridge should be constructed by the applicant's own cost only across the odai in Survey No.596 mentioned below of Gerugambakkam village as earmarked in the sketch and the applicants should strictly adhere to maintain the hydraulic particulars of the odai as given below. The applicants should construct the RCC small bridge size as mentioned in the table below at their 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 odai, this permission is eligible for construction of small bridge. The width of the odai earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.
   The bed level of the small bridge should be fixed in presence of the Executive Engineer concerned only after the existing odal original bed level ascertained and restored for flow direction

Hydraulic particulars of RCC small bridge

S. NO	CHANNEL T.S.NO/ S.F.NO	ACCESS TO FROM	ACCESS TO TO	S.F.NO PROPOSED BED LEVEL IN M (+)	MFL IN M (+)	MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE	MINIMUM INNER VENT HEIGHT IN M OR BOTTOM LEVEL OF DECK SLAB	WIDTH OF BRIDGE IN M	AREA OF BRIDGE IN SQ.M	NO.OF VENTS ALLOWED
1	596	597/12 (597/3pt AS PER DOCUMENT)	601	TO BE ASCERTAINED BT EE,PWD BELOW (+)11.740M	(+)15.210	22.50+18.80 /2 = 20.65M	4.07M/ (+)15.810M	7.40+8.60/2 =8.0M	165.20	3VENT
THE QUALIFIED CHARTED STRUCTURAL ENGINEER PRESCRIBED THE DESIGN FOR RCC BRIDGHE WITH PILE FOUNDATION,THE PILE CAP TOP LEVEL SHOULD BE KEPT AT (+)11.410M(i.e.(+)11.740M-0.60M=(+)11.410M AND BED LEVEL (+)11.740M.ALSO,THE PIER SHOULD BE DESIGNED AS SINGLE ROUND COLOUMNS AND SHOLUD NOT BE IN THE FORM OF NOSING PIER.								TOTAL	165.20 SQ.M	

10. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD, 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, PWD., WRD.. Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC small bridge should be reported to the Executive Engineer.
11. The applicant should pay an annual lease rent of Rs 2,52,000/- (Rupees two lakh and fifty two thousand only) for occupation of 166 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.7,56,000/- (Rupees seven lakh and fifty six thousand only) in advance before the commencement of work. During execution after construction of above RCC small bridge, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.
12. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.
13. The applicant should execute the lease agreement with the Executive Engineer, PWD, 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.
14. The applicant should also to pay the caution deposit of sum of Rs.5,00,000/- (Rupees five lakh only) in favour of the Executive Engineer, PWD., WRD.. Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months based on the certificate from concerned Assistant Executive Engineer of this department stating that the construction work (RCC small 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 bome from the caution deposit.
15. The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed RCC small bridge and should also be constructed well within the applicants' land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.
16. The applicants 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 applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.
17. The above proposed RCC small bridge will be the Government PWD/WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (RCC small bridge land, RCC small bridge, field odai retaining wall abutting the applicant land) and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical Inspection
18. The applicants should not carry out any other crosslalong masonry structures across the water courses before getting prior permission from PWD/WRD department
19. 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 RCC small bridge will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entity.
20. The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.
21. 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 canceled without any correspondence and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuinety of the documents submitted.
22. The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation & RCC small bridge permission aspects and does not deliver any rights to the applicants to encroach the PWD/ Government Lands
23. 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
24. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD/ Government Lands. The NOC for their site from the PWD/WRD is purely issued on the basis of inundation point of view and temporary permission for construction of RCC small bridge
25. The applicants 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 and qualified Structural Engineer for the proposed RCC small bridge. If pile foundation prescribed by the Highways Department, the pile cap top should be at 0.60m below the specified bed level te(+)11.740m - 0,80 = (+311.140m. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future.
26. The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the RCC small bridge proposed by the applicants and PWD/WRD specifically recommend only for inundation point of view and permission for RCC small bridge. The applicants are solely responsible for the structural safety and stability of the proposed RCC small bridge and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for the above proposed construction.
27. During Monsoon periods, the applicants should remove and clear the jungle & weeds, floating materials etc at their own cost. The applicants should not damage the Government property and cause any inconvenience to common public. All safety measures should be taken without fail.
   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 and culvert are purely issued on technical grounds in respect to the physical location of land.
   Failing to comply with any of the above conditions, PWD/WRD reserves the nights to withdraw the permission on above survey number on inundation point of view and permission for culvert and in that event, the applicants shall not be eligible for any compensation what so ever 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 CONDITIONS STIPULATED BYPWD IN THEIR LETTER NO. DB/T5(3)/F- GERUGAMBAKKAM /2021/ DATED:29.10.2021, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION 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 Pamission 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.

OWNER'S SIGNATURE

Er. S.SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade - III
Registration No: RE/GR-III/2022/01/329
Chennai Metropolitan Development Authority
No:11, Ramasamy Street, Gopalapuram,
Chennai - 600 086. Mobile: 9790958444.

LICENSED SURVEYOR

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

Planning Permit No: 15741 Dated: 30-1-2024
P.P.D L.O No: 19 2024
APPROVED
VIDE LETTER No.: Layout-1/0287/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 595/7A OF GERUGAMBAKKAM 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.