Verified RealEstate™

RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

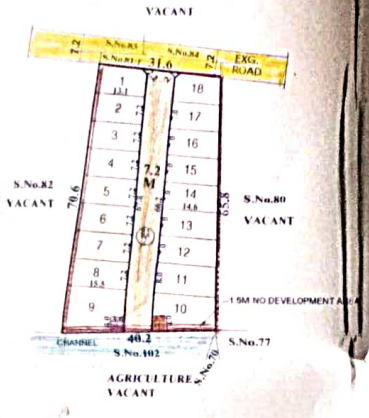
The O/L's Proc 134/2024/As
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

FILE NO: LAYOUT-1/0402/2023

SITE EXTENT (AS PER PATTA)	:	2350 SQ.M
ROAD AREA	:	490 SQ.M
PUBLIC PURPOSE PROVIDED (1 %)	:	30 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 16.0 SQ.M		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 16.0 SQ.M		
NO. OF PLOTS	:	18 Nos

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE 1
   PUBLIC PURPOSE 2 (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:1850/2024, DATED:19.03.2024 @ SRO,POONAMALLEE.



CONDITIONS

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F- NOC8316 VELLAVEDU VILLAGE9686 / 2023 / DATED.11.12.2023, 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 (+)3.210m i.e 0.60m above the Temporary Bench Mark from the Sill level of Bangaru Channel at Vellavedu Bridge (+)3.610m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.15m depth to achieve required degree of compaction for the depth from (+) 1.650m 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 (+)3.210m and the regular habitation should not be below MFL
2. The applicants should clearly demarcate the 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 of Kamarajar Salai Channel (SF No. 102) on Southern side of applicant site as per FMB and monitored and maintained by the applicant at their own cost. 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 channel to the downside area along the proposed site. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
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 genuineness 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 information should be given to the WRD officers concerned before commencement of work.
5. The applicants should abide by the rules and regulations 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 / channel. 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 disturb in any manner 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 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.
9. The channels along the boundary stretch of applicants land in S.F.No. 102 should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants 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. More over the width of entire field channels as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.
10. The Government field channel stretch abutting the applicant boundary S.F.No. 102 should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachment 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 their own cost within the proposed land, after the completion of project.
11. The CMDA or GCC should verify and ensure there should not be any encroachment in water course poromboke, since it is violation against prevailing Government orders, Circulars, Hon'ble Supreme Court & High Court, NGT judgments, Tank Protection Act 2007 and G.O.Ms. No.78 / H&UD (UD4(3) D / 04.05.2017 etc. In case of any legal proceedings in respect of the developmental activities in the said water course poromboke WRD will not be held responsible.

Technical Suggestion

(a) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network down as nature 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 especially on South 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' lands are seems 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 applicants should get clearance certificate for the 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 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 right to withdraw the Technical opinion or to change opinion of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well legal action.

(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, MAWS (MAU) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.01 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.

(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 CHENNAI ELECTRICITY BOARD SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) /F- NOC8316 VELLAVEDU VILLAGE9686 / 2023 / 11.12.2023 OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CHANNEL

Layout No: PA/02/2024-25
Approved Layout in Vellavedu Panchayat

தலைவர்
வெள்ளாவேடு ஊராட்சி
பூனிருத்தவல்லி ஊராட்சி ஒன்றியம்

CONDITIONS: THE PLANNING APPROVAL IS SUBJECT TO THE CONDITIONS IMPOSED IN THE SANCTION LETTER ISSUED BY THE LOCAL BODY CONCERNED.

OWNER SIGNATURE

B. VENKATESH, B.E., C.M.E.
Licensed Surveyor, Regd. No. 00000
No.21, Chennai Street, Vel Gi, Thiruvanmiyur, Chennai-15. Cell : 9500079000

LICENSED SURVEYOR

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the decision of the W.P.(MD) No.6914 of 2019 and W.M.P. (MD) Nos. 6912 & 6913 of 2019.

Planning Permission No: 15800 Dated: 08/04/2024
P.P.No: 78/2024
L.O
APPROVED
VIDE LETTER No.: Layout-1/0402/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 81/2 OF VELLAVEDU 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.