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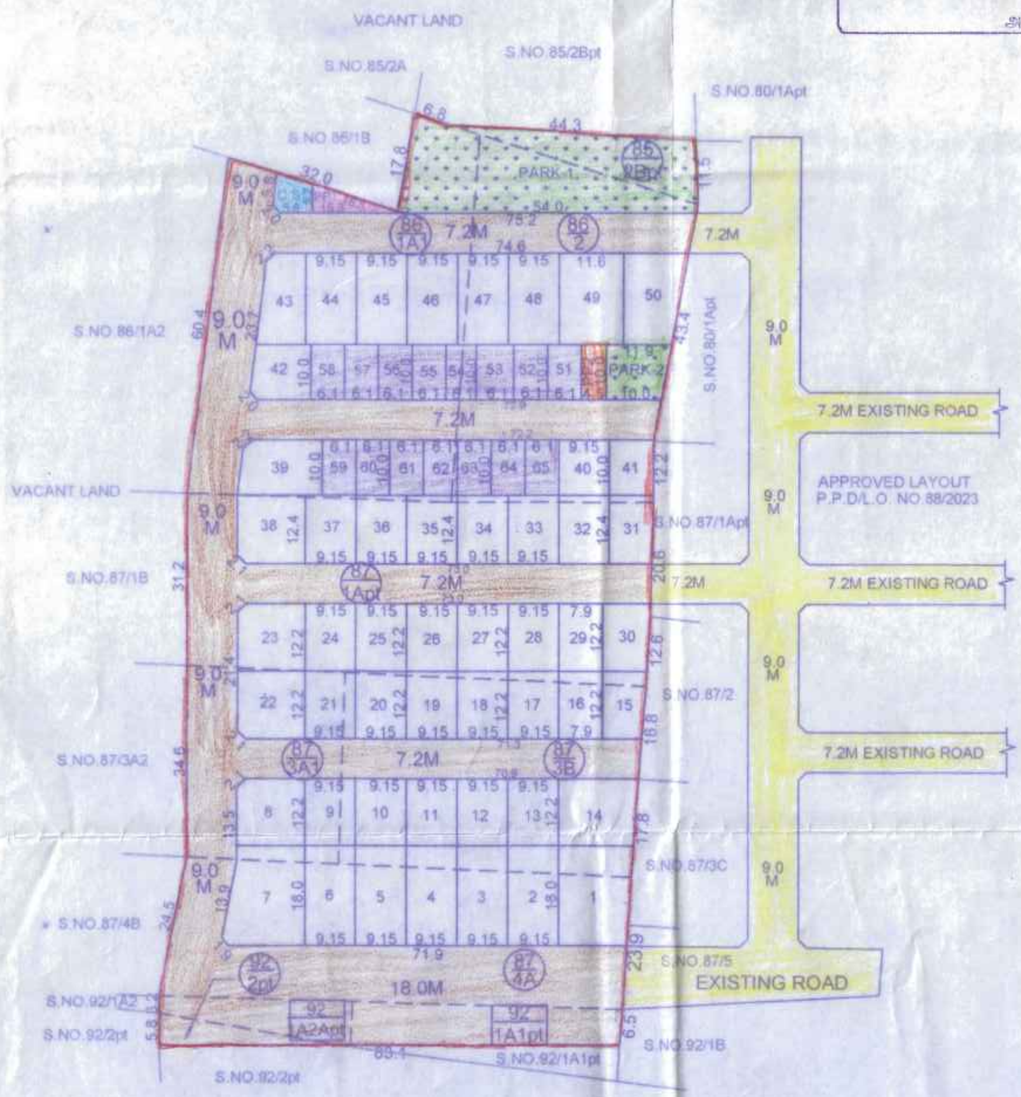
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மனைப்பிரிவு / மனை உட்பிரிவு
அலுவலர் எண்: 31 நாள்: 25/1/2025
ஒப்புதல் அளிக்கப்படுகிறது
பி.மி.ஏ. எண்: 38 / 9.1.2025
தலைவர்
அகரம்தென் ஊராட்சி



TOTAL EXTENT (AS PER DOCUMENT & CADD)	:	13211 SQ.M
ROAD AREA	:	4930 SQ.M
PARK AREA (PARK-1:781 SQ.M,PARK-2: 109 SQ.M)	:	890 SQ.M
PUBLIC PURPOSE AREA (1%)	:	88 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 43.0 SQ.M (P.P-2 HANDED OVER TO THE ANGEDCO 0.5% AREA : 45.0 SQ.M)		
REGULAR PLOTS (1 TO 50)	:	50 Nos.
E.W.S.PLOTS (915 SQ.M) (51 TO 65)	:	15 Nos.
TOTAL NO.OF.PLOTS	:	65 Nos.
CONVENIENT SHOP	:	1 No.

FILE NO.4/2976/T-1/104/2024

உள்ளாட்சி மன்றப் படி

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA -1, PUBLIC PURPOSE AREA - 2 — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.8949/2024, DATED:12.12.2024, @ SRO TAMBARAM JOINT 1

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(7)/12819/INUNDATION POINT/2013, DATED:25.02.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1) THE EXISTING GROUND LEVEL OF THE PROPOSED SITE UNDER REFERENCE SHOULD BE RAISED TO MINIMUM LEVEL OF +MSL+0.05M AT SOUTH EAST CORNER, (+)0.70M AT NORTHERN PORTION AND (+)0.20M AT EASTERN PORTION OF LANDS TO AVOID INUNDATION DURING FLOODS.
2) APPLICANT SHOULD ALIGN THE LAND FOR WIDTH OF 14.00M LEADS TO A LENGTH OF 70.60M IN THEIR OWN SURVEY NUMBERS 104 AND 105 FOR FORMATION OF SURPLUS COURSE FOR FREE FLOW OF WATER FROM VENGAMBAKKAM TANK AND CONSTRUCT ACROSS THE SURPLUS COURSE ON THEIR OWN COST AFTER OBTAINING NECESSARY DESIGN FROM THE DEPARTMENT.
3) PROPER STORM WATER DRAINAGE CHANNEL OF SIZE 0.45m(L)X0.75M SHOULD RECONSTRUCTED ALL AROUND THE SITE AND INTERNAL WHEREVER ITS REQUIRED BY APPLICANT AT THEIR OWN COST AND THIS CHANNEL LINKED WITH THE ROAD SIDE DRAINAGE CHANNEL / SURPLUS COURSE AS SHOWN IN DRAWING FOR DRAIN OUT THE RAIN WATER.
4) IN BETWEEN APPLICANT LANDS, A PRIVATE LAND IS SITUATED IN SURVEY NUMBERS 76/3, 76/5A, 76/7B, 76/9A, 79/1DB, 80/2, 85/4B, 104/3, 105/5, 105/2 & 182/1DB. HENCE, M/S.SAMEERA FOUNDATIONS PRIVATE LIMITED SHOULD NOT DISTURB THE LAND OWNERS OF SURVEY NUMBERS 76/3, 76/5A, 76/7B, 76/9A, 79/1DB, 80/2, 85/4B, 104/3, 105/4, 105/2 & 182/1DB TO PASS THRO' THE APPLICANT'S LANDS. APPLICANT SHOULD NOT CONSTRUCT COMPOUND WALL AROUND THEIR LANDS.
5) AS PER THE REVENUE RECORDS, THE EXISTING FIELD CHANNEL FROM SLUICE NO.2 IS RUNNING IN SURVEY NUMBERS 94, 93, 90, 89, 88, 77, 76, 65, 64 & 123 THROUGH THEIR PATTA LANDS ONLY. APPLICANT SHOULD BE MAINTAINED CHANNEL AS PER REVENUE RECORDS IN THEIR OWN LAND FOR IRRIGATING EXISTING LOWER DOWN AYACUT OF VENGAMBAKKAM TANK AND ALSO APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL AND CONSTRUCT MASONRY FIELD CHANNEL FROM SLUICE NO.2 RUNNING IN THIS LAND UPTO THEIR NORTH BOUNDARY, ON THEIR OWN COST WITH THE SUPERVISION & DESIGN OF THE WRD OFFICIALS.
6) NECESSARY CROSS MASONRY STRUCTURES ACROSS THE SURPLUS COURSE IN SURVEY NUMBERS 104 & 105 AND FIELD CHANNEL SHOULD MADE IN THESE OWN COST.
7) THE PROPOSED SITE SHOULD BE PROTECTED WITH FLOOD PROTECTIVE ARRANGEMENTS AROUND TO SAFEGUARD THE HUMAN LIFE DURING FLOODS.
8) APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT THEIR OWN COST.
9) NO ENCROACHMENT ACTIVITIES SHOULD BE DONE IN THE EXISTING SURPLUS COURSE LAND, THANGAL LAND, ERI DISCH LAND AND KULAM LAND LIES IN APPLICANT'S LANDS. NECESSARY DEMARCATION SHOULD BE DONE THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF WRD OFFICIALS AND APPLICANT SHOULD FIX THE BOUNDARY PORTS OF SIZE 0.15M(L)X0.15M.
10) THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER IN THE ABOVE NOTED SURPLUS COURSE AND FIELD CHANNEL.
11) ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICIALS CONCERNED BEFORE THE COMMENCEMENT OF THE WORK.
12) APPLICANT SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVALS OF OBSTRUCTIONS IF ANY FORM WITHIN THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED AND ENSURES FREE FLOW.
13) APPLICANT SHOULD ALLOW THE WATER RESOURCES DEPARTMENT OFFICIALS TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
14) APPLICANT SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE DRAIN AS AND WHEN REQUIRED.
15) APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT FROM TIME TO TIME.
16) AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY SHOULD BE GET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS BY APPLICANT AT THEIR OWN COST.
17) THE WATER RESOURCES DEPARTMENT HAVE EVERY RIGHT ADDRESS THE CWDA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION PROPOSAL IN CASE OF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THAT EVENT, APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO.T5(7)/12819/INUNDATION POINT/2013, DATED:25.02.2013, 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 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT, DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MA1) DEPARTMENT, DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(IV) 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.

(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

(VI) 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
PARK GIFTED TO LOCAL BODY
EWS
CONVENIENT SHOP

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.

For SAMEERAA FOUNDATIONS PRIVATE LIMITED
Director
OWNER'S SIGNATURE

A.GOBALAKRISHNAN, D.C.E
Registered Engineer Grade-III
No.RE/GR-III/2019/06/216
O.No.18/1, N.No.25, Mosque Garden
Saidapet, Chennai - 600015
LICENSED SURVEYOR

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

Planning Permit No. 16106 Dated: 23.12.2024
P.P.D L.O No: 288/2024
APPROVED
VIDE LETTER No.: Layout-1/0104/2024
DATED :
23/12/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:85/2Bpt, 86/1A1,86/2, 87/1Apt, 87/3A1, 87/3B, 87/4A, 92/1A1pt, 92/1A2Apt & 92/2pt OF VENGAMBAKKAM VILLAGE.

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



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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

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We're honored to be part of your real estate journey

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