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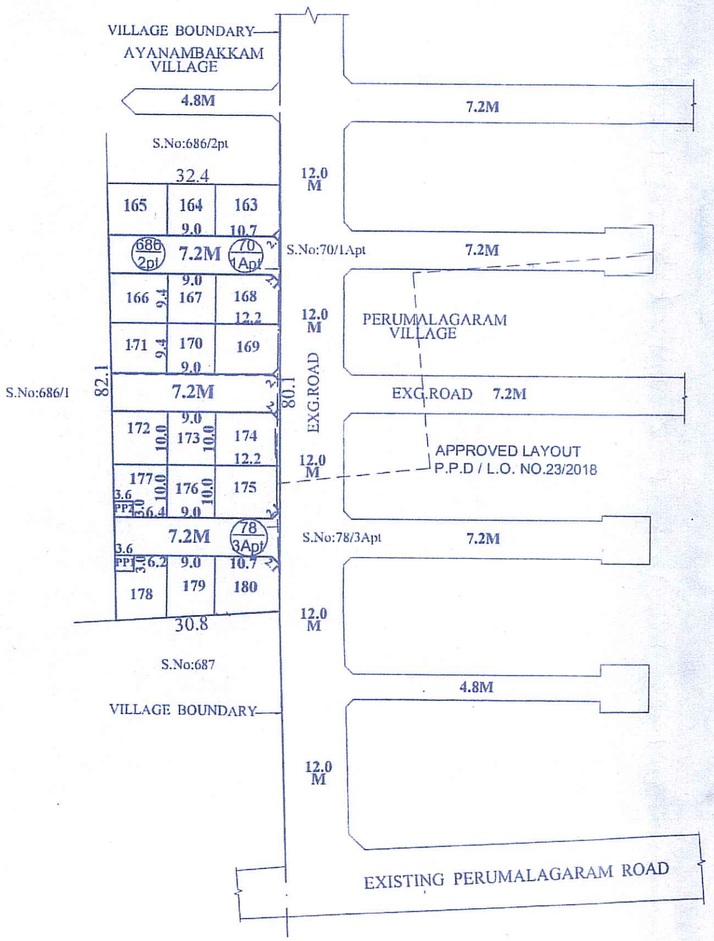
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Chennai, India

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Official Property Record



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SITE EXTENT (AS PER APPROVED LAYOUT PLAN)	:	**2566 SQ.M**
ROAD AREA (680.0M2+11.0M2)	:	**691 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**21 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) -10.5 SQ.M		
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) -10.5 SQ.M		
NO.OF.PLOTS (RESIDENTIAL) **(163 TO 180)**	:	**18 Nos.**

திருவேற்காடு நகராட்சி

ந.க.எண். 2027/2022/P1 நாள். 23.5.2024

இத்துடன் இணைக்கப்பட்ட வரைபடங்கள் நகராட்சி நிர்ணயிக்கும்போது மனைப்பிரிவு அனுமதி வழங்கப்படுகிறது.

ஆணையாளர் 31/7/2024

திருவேற்காடு நகராட்சி

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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.5235/2022 DATED:25.7.2022@ SRO KONNUR & GIFT DEED DOCUMENT NO.1868/2022 DATED:26.07.2022 @ SRO SOUTH CHENNAI JOINT-II

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/14932/2012, DATED:20.06.2013 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 SHOULD BE RAISED TO MINIMUM LEVEL OF (+)18.710M [(+)17.710M (APPROACH ROAD LEVEL) + 1.00M] BY USING HARD SOIL UNIFORMLY WITH AN AVERAGE FILLING VARYING FROM 3.90M TO 5.00M TO AVOID INUNDATION DURING HEAVY FLOODS AND AS WELL AS TO TAKE THE PRESSURE INCASE OF FLOODING.
2) THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
3) THE PROMOTERS SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITH IN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED IN THE SITE AT THEIR OWN COST. NO SEWAGE WATER IS LET INTO THE NEARBY COOVUM RIVER.
4) THE PROMOTERS SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
5) THE PROMOTERS SHOULD ALLOW THE PWD / WRD OFFICIALS FOR INSPECTING THE SITE AT ANY TIME DURING EXECUTION.
6) ADVANCE INTIMATION SHOULD BE GIVEN TO PWD / WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
7) THE PROMOTERS SHOULD ABIDE BY RULES AND REGULATION OF PWD / WRD FROM TIME TO TIME.
8) THE WRD HAVE EVERY RIGHTS TO ADDRESS THE CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS RECLASSIFICATION PROPOSAL INCASE OF BREACH OF ANY OF THE CONDITIONS AND IN THAT EVENT THE PROMOTERS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.T5(3)/14932/2012, DATED:20.06.2013. 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 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 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.

(IV)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.

◎ PLOT NO. 1 TO 162 ALREADY ASSIGNED IN THE APPROVED LAYOUT VIDE P.P.D/L.O.NO.23/2018.

◎ **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 HANDED OVER TO THE LOCAL BODY
- PUBLIC PURPOSE-2 HANDED OVER TO THE TANGEDCO

CONDITION:-

THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

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.

P.P.D / L.O NO 104 / 2022

APPROVED

VIDE LETTER NO : L1 / 0229 / 2021

DATED : 11 / 08 / 2022

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

THIRUVERKADU MUNICIPALITY

SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT Nos. I & II LYING IN THE APPROVED LAYOUT P.P.D/L.O.No.23/2018 IN S.Nos.70/1Apt, 78/3Apt OF PERUMALAGARAM VILLAGE & 686/2pt OF AYANAMBAKKAM VILLAGE.

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

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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.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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real estate journey

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