Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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P.c.No: 3791/2023/A3 Dt: 08.03.2024

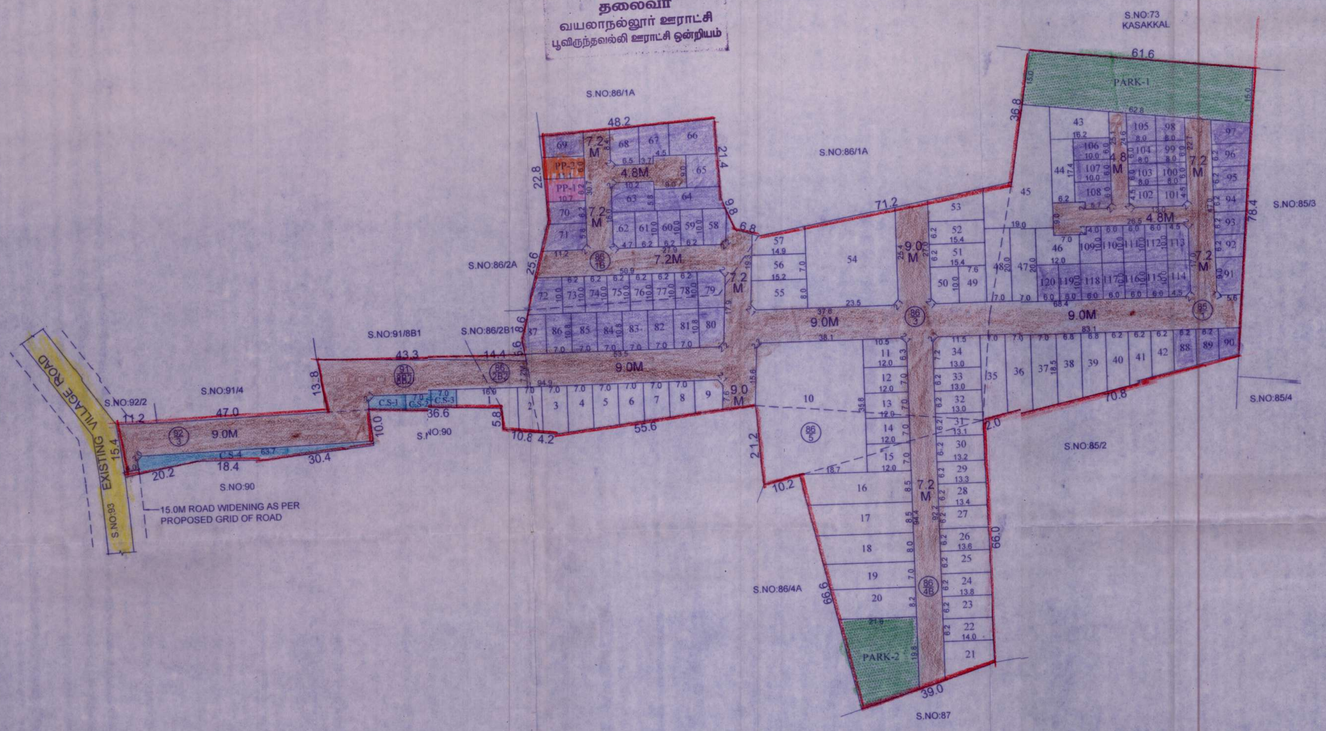
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval.

Commissioner
Poonamallee Panchayat Union

அனுமதி வழங்கப்பட்டது
நாள் : 18/3/2024 to 17/3/2032
ந.க.எண் : 019/2024
வயலாநல்லூர் ஊராட்சி மன்றம்

தலைவர்
வயலாநல்லூர் ஊராட்சி
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்

உள்ளாட்சி மன்றப் படி



TOTAL EXTENT (AS PER PATTA)	:	19186 SQ.M
ROAD AREA	:	5650 SQ.M
PARK AREA (PARK-1 : 933.0 SQ.M + PARK-2 : 425.0 SQ.M)	:	1358 SQ.M
PUBLIC PURPOSE AREA (1%) (PUBLIC PURPOSE AREA-1 - 68.0 SQ.M) (PUBLIC PURPOSE AREA-2 - 68.0 SQ.M)	:	136 SQ.M
REGULAR PLOTS (1 TO 57)	:	57 Nos.
E.W.S PLOTS (4057 SQ.M) (58 TO 120)	:	63 Nos.
TOTAL No.OF. PLOTS	:	120 Nos.
CONVENIENT SHOP	:	4 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 5658/2023, DATED:31.08.2023 @ SRO POONAMALLEE

CONDITIONS:

(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-2883 - VAYALANALLUR-A /2022/DATED:11.04.2022 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+)24.560M 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 A DEPTH VARYING FROM 0.82M TO 2.71M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A MINIMUM LEVEL OF (+) 24.560M AND I.E.1.46M ABOVE THE CREST TOP LEVEL OF WEIR IN VAYALANALLUR TANK AS (+)23.100M. 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.
2. THE ALL-ROUND ENTIRE PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)24.560M. 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 ROAD SIDE DRAIN AND SEWERAGE ALIGNMENT AND ITS DISPOSAL & ARBAGE'S/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 (TREATED OR UNTREATED) SHOULD NOT BE LET INTO THE 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 DRAIN NETWORKS AT THEIR OWN COST AND THE SAME IS TO BE CONNECTED TO THE NATURAL STORM WATER DRAINAGE OR CHANNEL.
3. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED WITHIN THE SITE 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 AND THERE SHOULD NOT BE ANY CONSTRUCTION ACTIVITIES. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTEROBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
4. THE CHANNELS ALONG THE WESTERN BOUNDARY AND WITHIN THE STRETCH OF APPLICANTS LAND IN S.F.NO.73 SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALLS ON EITHER SIDES 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. MOREOVER, 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 WITHOUT ANY ENCROACHMENTS.
5. THE APPLICANTS SHOULD CLEARLY DEMARCATE THEIR BOUNDARY ESPECIALLY ON THE NORTH OF APPLICANT'S LAND" ABUTTING THE CHANNEL IN S.F.NO.73 BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCROACH THE CHANNEL ABUTTING THE LAND. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
6. THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE APPLICANT BOUNDARY IN S.F.NO.73 SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANTS AT THEIR 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 APPLICANTS 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 DESILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE AT THEIR OWN COST IN ORDER TO AVOID ANY HINDRANCE FOR FREE FLOW OF WATER WITHIN THE PROPOSED LAND, AFTER THE COMPLETION OF PROJECT ALSO.
7. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS AND IF FOUND NECESSARY, PRIOR PERMISSION FROM WRD SHOULD BE OBTAINED.
8. 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 GENUINETY OF THE DOCUMENTS SUBMITTED.
9. 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.
10. THE APPLICANTS SHOULD ABIDE BY THE RULES AND REGULATION OF THE WRD FROM TIME TO TIME. THE APPLICANTS SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE & CENTRAL GOVERNMENT FROM TIME TO TIME.
11. THE SEWAGE WATER FROM THE APPLICANTS' LAND SHOULD NOT LET INTO THE CHANNEL OR 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 CHANNEL AT ANY COST. THE APPLICANT SHOULD NOT DUMP THE GARBAGES/DEBRIS IN THE CHANNEL AND AVOID THE SEWAGE WATER LET INTO THE CHANNEL, ETC. AT ANY COST, SEWAGE/SULLAGE SHOULD NOT BE LET INTO FIELD CHANNEL, AND THE GARBAGES, DEBRIS AND CONSTRUCTION MATERIALS SHOULD NOT BE DUMPED INTO THE CHANNEL RESTRICTING THE FREE FLOW OF WATER.
12. THE APPLICANTS SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK / IMPROVEMENTS WORK OF THE CHANNEL TO BE CARRIED OUT BY WRD. THE APPLICANTS SHOULD GIVE AN UNDERTAKING IN WRITING TO THE EFFECT THAT THE ABOVE PROPOSAL WILL NOT OBSTRUCT IN CASE OF ANY MAINTENANCE / IMPROVEMENT / DEVELOPMENT WORKS AS PER REVENUE RECORDS [FMB] WHICH ARE PROPOSED TO BE CARRIED OUT BY WRD IN FUTURE PERIODICALLY.
13. THE APPLICANTS SHOULD GET CLEARANCE CERTIFICATE FOR THIS SITE FROM THE REVENUE DEPARTMENT TO MAKE SURE THAT THE SITE IS NOT AN ENCROACHED PROPERTY
14. THE APPLICANTS SHOULD GET CLEARANCE CERTIFICATE 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.
WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANTS TO ENCROACH THE WRD / OVERNMENT LANDS / CHANNELS. THE NOC FOR THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.

(II) 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 (MAI) 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.

(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 BYTHE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BYPWD IN THEIR LETTER NO.DB/T5(3)/F-2883 - VAYALANALLUR-A /2022/DATED:11.04.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V)AS PER CSO MINIUTES DATED:21.06.2023

THE PRESPECTIVE OWNERS IN THE SITE UNDER REFERENCE SHALL NOT CAUSE ANY DISTURBANCE TO THE EXISTING BRICK KILN IN THE NEAR BY LOCATIONS.

(VI) 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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- E.W.S
- 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.

SECRETARY
For THE SOUTH CHENNAI CO-OPERATIVE HOUSING SOCIETY LTD., No.XC-28 CH-26
OWNER'S SIGNATURE

P. KATHIRAVAN, M.Arch
Registd Architect, Grade I
RA No:010/ LS / 2021 /00001
RA in Poonamallee Municipality
STUDIO 365 ARCH
No.792, TKSPM Tower (1st Floor),
Trunk Road, Poonamallee,
Chennai-600 056.
Mobile No:9500083723.
LICENSED SURVEYOR

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

Planning Permit No. 15560 Dated: 22.09.2023
P.P.D L.O No: 241/2023
APPROVED
VIDE LETTER No.: Layout-1/0229/2022
DATED :
25/09/2023
for Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 85/1, 86/1B, 2B2, 3, 4B, 5, 91/8B2 & 92/3 OF VAYALANALLUR - 'A' 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.