Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

FILE NO: LAYOUT-1 / 0142 / 2024

SITE EXTENT	(AS PER PATTA)	: 1110 SQ.M
ROAD AREA		: 292 SQ.M
NO.OF PLOTS		: 6 Nos.

NOTE

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.10898/2024, DATED 23.12.2024 @ SRO PALLAVARAM.

CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, WRD , CHENNAI REGION, CHEPAUK, CHENNAI - 5, LETTER NO.DB/TS3/F.NOC001444 THIRUVANCHERY VILLAGE 8214 / 2023 / DATED: 08.03.2024 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 (+)11.140M (I.E.) 0.070M BELOW THE CREST LEVEL OF WEIR IN THIRUVANCHERI THANGAL TANK.(+)11.210M.TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30METRE DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION FOR THE DEPTH FROM (+)1.870M 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 (+)11.140M AND THE REGULAR HABITATION SHOULD NOT BE BELOW MPL.

2.THE APPLICANTS SHOULD CLEARLY DEMARCATE BOUNDARY OF THEIR LAND BEFORE COMMENCEMENT OF ANY PROCESSES OF REVENUE, LOCAL BODY AND WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCROACH THE GOVERNMENT LAND AND THE SAME SHOULD BE MAINTAINED AS IT IS IN THE REVENUE RECORDS.

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 GENUINETY OF THE DOCUMENTS SUBMITTED

4.THE WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME, DURING EXECUTION AND THERE AFTER, IF NECESSARY. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF WORK.

5.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.

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 IN S/ NOS.66/1 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 CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE RIVER / ERI / CHANNEL / POND WITHOUT PRIOR PERMISSION / FROM WRD. IF ANY DAMAGES OCCURRED TO THE CHANNEL / ODAI OR ANY WATER BODIES THAT BELONG TO GOVERNMENT THE SAME SHOULD BE RESTORED AND RECTIFIED TO ITS ORIGINAL CONDITION AT THEIR OWN COST BY THE APPLICANT.

8.THE CHANNEL IN S.F NO.66/1 ON WESTERN SIDE BOUNDARY ALONG THE STRETCH OF APPLICANTS LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMS AT THE APPLICANTS OWN COST.THE BED LEVEL OF THE ABOVE CHANNEL SHOULD BE ASCERTAINED AND RESORTED BEFORE COMMENCING THE DEVELOPMENT ACTIVITY IN PRESENCE OF THE EXECUTIVE ENGINEER. MOREOVER THE WIDTH OF ENTIRE FIELD CHANNEL AS PER REVENUE RECORDS (FMB) WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE IN MEASUREMENT AS PER REVENUE RECORDS AT ANY COST.

9.THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE BOUNDARY IN S.F NO.66/1 ON WESTERN SIDE SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT HIS 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 HIS OWN COST BOUNDARY ALONG THE PROPOSED LAND.

10.THE APPLICANT SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK / IMPROVEMENTS WORK OF THE ODAI TO BE CARRIED OUT BY WRD. THE APPLICANT SHOULD NOT DUMP THE GARBAGES/DEBRIS IN THE ODAI AND AVOID THE SEWAGE WATER INTO THE CHANNEL ETC.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) ARE TO BE CARRIED OUT BY WRD IN FUTURE PERIODICALLY

TECHNICAL SUGGESTION

(a) THE APPLICANTS SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK DRAIN AS MICRO DRAINS (E PERIPHERAL DRAIN OF SUITABLE SIZE NOT LESS THAN 0.60M X 0.90M & LATERAL OF SUITABLE SIZES WITHIN THE SITE AS PER SITE CONDITION. THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN / CHANNEL, RAINWATER HARVESTING, ROADS WITH ROAD SIDE DRAIN AND SEWERAGE TREATMENT PLANT AND ITS DISPOSAL AND GARBAGES/DEBRIS AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANT'S LAND ACCORDING TO EXISTING RULES IN FORCE AND SHOULD GET PROPER APPROVAL FROM COMPTENT 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.

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 NECESSARY SETBACK DISTANCE ESPECIALLY ON WESTERN SIDES SHOULD BE PROVIDED WITH IN 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 FUTURE ALSO. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.

(c) THE APPLICANTS SHOULD PRODUCE 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.

(d) THE SEWAGE WATER FROM THE APPLICANT 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/CHANNEL/TANK AT ANY COST.

AT ANY COST, SEWAGE/SULLAGE SHOULD NOT BE LET INTO CHANNEL/RIVER AND THE GARBAGES, DEBRIS AND CONSTRUCTION MATERIALS SHOULD NOT BE DUMPED INTO THE CHANNEL/RIVER 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 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 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 RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED SITE AND IN EVENT, THE APPLICANTS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD, PWD IN THEIR LETTER NO.DB/TS3/F.NOC.001444 THIRUVANCHERY VILLAGE 6214 / 2023 / DATED: 08.03.2024, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE 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 TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(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 IRIG ROAD
- CHANNEL



OWNER'S SIGNATURE

R. GANESAN, B.Tech.
REGISTERED ENGINEER (CMDA)
REG/R - II/19/03/007
ROYAL PLANNERS
No. 29/6, Phanic Towers,
Venkatesan Street, West Tambaram,
Chennai - 600 045. Ph: 044 - 2226 4218

LICENSED SURVEYOR

THE SUB DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

Planning Permit No. 16120 Dated: 30.12.2024
P.P.O No: 302/2024
APPROVED
VIDE LETTER No: Layout-1/0142/2024
DATED:
Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

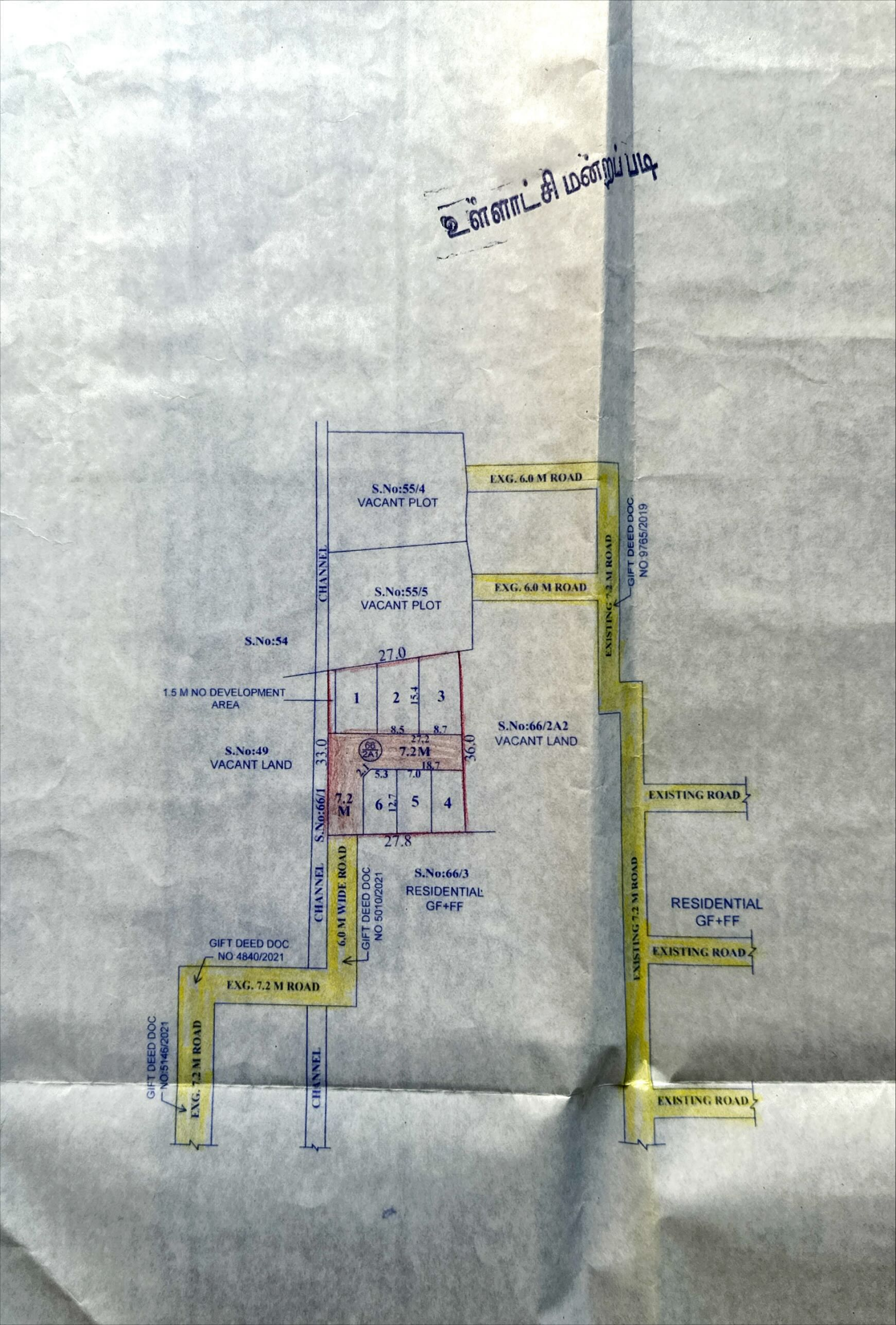
07.02.25
தற்காலிகமாக அனுமதிக்கப்படுகிறது
16120/30.12.24
Junior Supdt.
நிலவரித் திட்ட உதவி

07.02.25

ST.THOMAS MOUNT PANCHAYAT UNION

SUB-DIVISION OF HOUSE SITES IN S.No: 66/2A1 OF THIRUVANCHERY VILLAGE.

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


S.No:55/4
VACANT PLOT
S.No:55/5
VACANT PLOT
EXG. 6.0 M ROAD
EXG. 6.0 M ROAD
GIFT DEED DOC NO 9765/2019
EXISTING 7.2 M ROAD
CHANNEL
S.No:54
27.0
1.5 M NO DEVELOPMENT AREA
1
2
15.4
3
8.5
8.7
27.2
66/2A1
7.2M
18.7
36.0
33.0
S.No:49
VACANT LAND
S.No:66/2A2
VACANT LAND
5.3
7.0
7.2 M
6
12.7
5
4
27.8
S.No:66/1
CHANNEL
6.0 M WIDE ROAD
GIFT DEED DOC NO 5010/2021
S.No:66/3
RESIDENTIAL
GF+FF
EXISTING ROAD
RESIDENTIAL
GF+FF
EXISTING ROAD
EXISTING 7.2 M ROAD
GIFT DEED DOC NO 4840/2021
EXG. 7.2 M ROAD
GIFT DEED DOC NO:5146/2021
EXG. 7.2 M ROAD
CHANNEL
EXISTING ROAD

OWNER'S SIGNATURE

R. GANESAN, B.Tech.
REGISTERED ENGINEER (CMDA)
RE/GR - II/19/03/007
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600 045. Ph: 044 - 2226 4216

LICENSED SURVEYOR

This Planning Permit is issued under New Rule TNCDBR, 2019 subject to the outcome of the W.P.(MD) No. 18 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Planning Permit No. 16120 Dated: 30.12.2024

P.P.D / L.O No: 302/2024

APPROVED

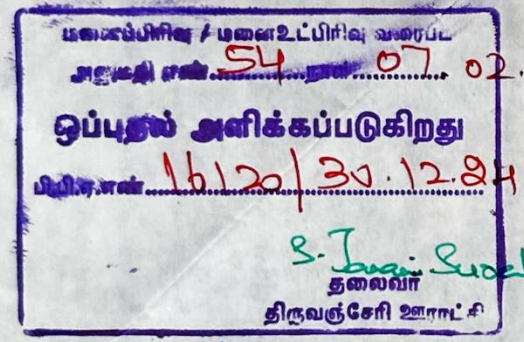
VIDE LETTER No.: Layout-I/0142/2024

DATED

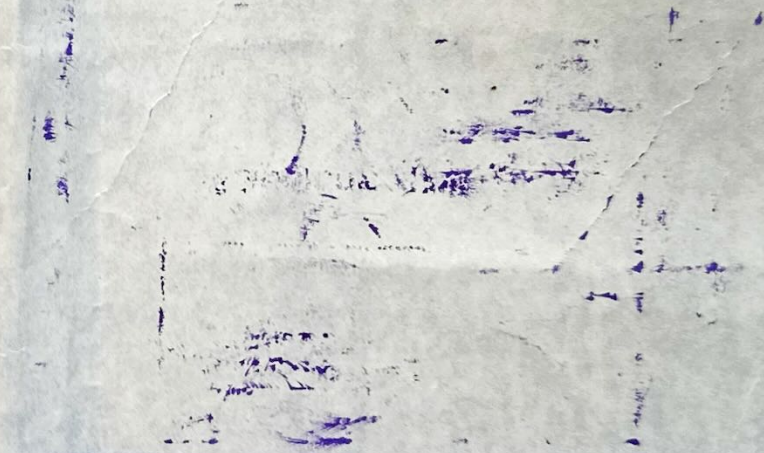
31/12/24

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

CMDA



07/01/25



ST.THOMAS MOUNT PANCHAYAT UNION

SUB-DIVISION OF HOUSE SITES IN S.No: 66/2A1 OF THIRUVANCHERY VILLAGE.

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

Our services go beyond

Buying & Selling Services

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.

Property Development & Approvals

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

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

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

Verified RealEstate™

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate