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DIGITALLY VERIFIED RECORD

திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்

முன்னிலை :- திரு.M.கணேசன்.B.Sc.,MBA

ந.க.எண். 3037/2023/எப்1 நாள் : 27.03.2024

பொருள் : மனைப்பிரிவு அனுமதி – திருவேற்காடு நகராட்சி – அயனம்பாக்கம் கிராமம் சர்வே எண்.679/2A1,679/2B-ல் 7100 சதுர மீட்டர் நிலப்பரப்பில் குடியிருப்பு மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கி உத்திரவிடப்படுகிறது – தொடர்பாக

பார்வை : 1. உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களின் கடிதம் L1/0262/2022 நாள்:23.06.2023
2. கொன்னூர் சார் பதிவாளர் அவர்கள் அலுவலகத்தில் மனுதாரர் தானமாக சாலை இடத்தினை பதிவு செய்த தான பத்திரம் எண்.4283/2023 நாள்.16.06.2023
3. நகரமன்ற தீர்மானம் எண். 600 நாள்.15.03.2024.

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உத்தரவு :-

திருவேற்காடு நகராட்சி எல்லைக்கு உட்பட்ட அயனம்பாக்கம் கிராமம் சர்வே எண்.679/2A1, 679/2B -ல் 7100 சதுர மீட்டர் நிலப்பரப்பில் குடியிருப்பு மனைப்பிரிவிற்கு ஒப்புதல் வேண்டி **M/S. Nova Life Space Private Limited, Rep. by Balachandran** என்பவரால் உறுப்பினர் செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை அவர்களுக்கு விண்ணப்பம் சமர்ப்பிக்கப்பட்டது.

2. மேற்படி மனுதாரரின் விண்ணப்பம் உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுமம், சென்னை அவர்களால் பரிசீலனை செய்யப்பட்டு, பார்வை 1–ல் கண்ட கடிதத்தின்படி அத்துடன் இணைக்கப்பட்டுள்ள சாலை அமைப்பு வரைப்படத்தின்படி, சாலை இடத்தினை கொன்னூர் சார் பதிவாளர் அலுவலகத்தில் பார்வை 2 ல் கண்டபடி மனுதாரர் **M/S.Nova Life Space Private Limited, Rep. by Balachandran** என்பவர் பத்திர பதிவு செய்து சென்னை பெருநகர் வளர்ச்சிக் குழுமத்திற்கு தானமாக ஒப்படைத்துள்ளார். உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், சென்னை அவர்களின் 23.06.2023–ம் தேதிய உத்திரவில் மனைப்பிரிவிற்கு PPD/L.O.No.180/2023 நாள்:23.06.2023 திட்ட அனுமதி எண்.15495 என எண்ணிடப்பட்டு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது. அதனை தொடர்ந்து பார்வை 3–ல் கண்ட நகரமன்ற தீர்மானத்தின்படி மேற்கண்ட குடியிருப்பு மனைகளுக்கு மன்றம் அனுமதி அளித்து ஒப்புதல் வழங்கப்பட்டுள்ளது. மேலும், அனுமதியற்ற மனைப்பிரிவிற்கு இந்நகராட்சிக்கு செலுத்தப்பட வேண்டிய உரிய கட்டணங்கள் கீழ் கண்டவாறு செலுத்தப்பட்டுள்ளது.

மனைப்பிரிவு கட்டணம்	ரூ.60000/–	0014416/11.03.2024
ஆய்வு கட்டணம்	ரூ.5000/–	0014417/11.03.2024
சுற்றுசுவர்	ரூ.20000/–	0014418/11.03.2024
காலிமனைவரி	ரூ. 227700/–	0005556/22.09.2023
கொடி நாள்	ரூ.5000/–	0014419/11.03.2024

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5 வருட வைப்பு தொகை	ரூ.200000/–	0014420/11.03.2024
மழைநீர் வடிகால்வாய்கள் வசதிகள்	ரூ.3000000/–	0014421/11.03.2024
குடிநீர் வசதிகள் மேற்கொள்ளுதல்	ரூ.400000/–	0014422/11.03.2024
Layout Approval Lump sum Amount	ரூ.20000/–	0015468/27.03.2024
மனை உட்பிரிவு கட்டணம்	ரூ.145000/–	0015467/27.03.2024

3. எனவே, மேற்கண்ட இடத்தில் மனுதாரர் குடியிருப்பு மனைப்பிரிவு அமைக்க இத்துடன் இணைத்துள்ள வரைபடத்தில் இறுதி ஒப்புதல் வழங்கப்படுகிறது.

27/3/2024

ஆணையாளர்,
திருவேற்காடு நகராட்சி.

பெறுநர் :

M/S. Nova Life Space Private Limited, Rep. by Balachandran
New No.309, 2nd floor, P.H.Road,
Chetpet, Chennai-31.

நகல் பணிந்து சமர்ப்பிக்கப்படுகிறது :-
உறுப்பினர் - செயலர், சென்னை பெருநகர் வளர்ச்சிக் குழுமம், சென்னை.

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FILE NO: LAYOUT-1 / 0262 / 2022

SITE EXTENT (AS PER PATTA & DOCUMENT)	=	7100 SQ.M
ROAD AREA	=	1630 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2)	=	78 SQ.M
P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 35 SQ.M)		
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 43 SQ.M)		
NO. OF PLOTS	=	29 NOS.

NOTE

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO. 4283 / 2023. DATED 16.06.2023 @ SRO, KONNUR

தீர்மானத்தின் நகலுடன்
ந.க.எண் 3037/2023/F1 நாள் 27.3.2024
இத்துடன் இணைக்கப்பட்டுள்ள
மனுவின்படி நகலுடன் நீர்நிலைகளுக்கிடையே
கணக்கீடு அறிவித்தல் வழங்கப்படுகிறது

உதவி பொறியாளர்

CONDITIONS

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-1265 NOC AYANAMBAKKAM VILLAGE/2022/ DATED 05.05.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicant land should be filled with earth filing with proper compaction to the minimum Level of (+) 18.460m [i.e. 1.27m above the crest level of Ayanambakkam Tank as (+) 17.190m], to protect the site from inundation during floods. The process of earth filing and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.28m to 1.39m depending upon the existing field levels. 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 pavement level within the site should not be less than (+) 18.460m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network i.e. Micro 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 drains and sewerage treatment 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 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 applicant 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.

3. The necessary setback distance should be provided within the site especially on Southern side 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-BA2/13.03.2019) 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.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue & WRD authorities. The applicant should also maintain the measurement of the Channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB).

5. The permission granted to the applicant 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 applicant is solely responsible of genuinety of the documents submitted.

6. The WRD officers should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should dbe given to the WRD officers concerned before commencement of work.

7. The applicants should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

8. The sewage water from the applicant land should not let into the drain/Channel and for the disposal of the sewage water, suitable arrangements should dbe made for the same by the applicant, and as well as the construction materials / debris/garbages should not be dumped into the channel/tank at any cost.

9. The applicant's lands are seem 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 applicant should get clearance certificate for his 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.

10. The applicant should not object any time for the maintenance works/improvements works of the government Channel which are proposed to be carried out by WRD. 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), which are proposed to carried out by WRD in future periodically.

11. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

12. The Government channel in S.F.No.677, 679/3 & 683/2 should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicant 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. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant land should be maintained properly without any change and without encroachments.

13. The applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel in S.F.No.677, 679/3 & 683/2 should be maintained without encroachments 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 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 within the proposed land, after the completion of project also.

14. The applicants should not carry out any other cross masonry structures across the water courses (channel) prior permission from PWD/WRD department. Moreover the applicant should not damage the Government property during development, if any should be rectified at their own cost without fail.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCALBODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-1265 NOC AYANAMBAKKAM VILLAGE/2022/ DATED 05.05.2023 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.16, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O MS NO.16, MAWS (MA) 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)

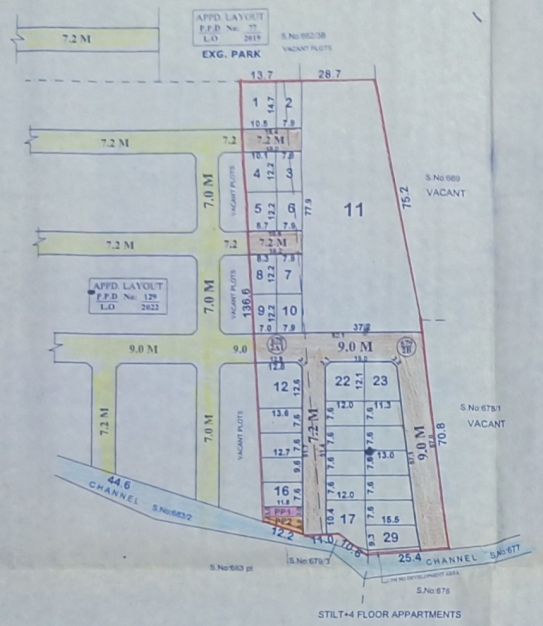
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO
- CHANNEL



For Nova Life Space Private Limited
Authorised Signatory

OWNER'S SIGNATURE

Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-III
(CMDA Regd. No. RE/Gr-III/19/4/031)
No.15, West Kodvam River Road,
Chintadripet, Chennai-600 002.
Mob.: 7806883007.

LICENSED SURVEYOR

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8048 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

Planning Permit No. 15495 Dated: 23/04/2023

P.P.D L.O No: 180 2023

APPROVED

VIDE LETTER No.: LAYOUT-1/0262/2022

DATED : 20/12/2022

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

THIRUVERKADU MUNICIPALITY LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 679 / 2A1 & 2B OF AYANAMBAKKAM VILLAGE.

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

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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

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/services

The LandLens suite
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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.