Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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FILE NO : LAYOUT-1/0288/2023

உள்ளாட்சி மன்றப் படி

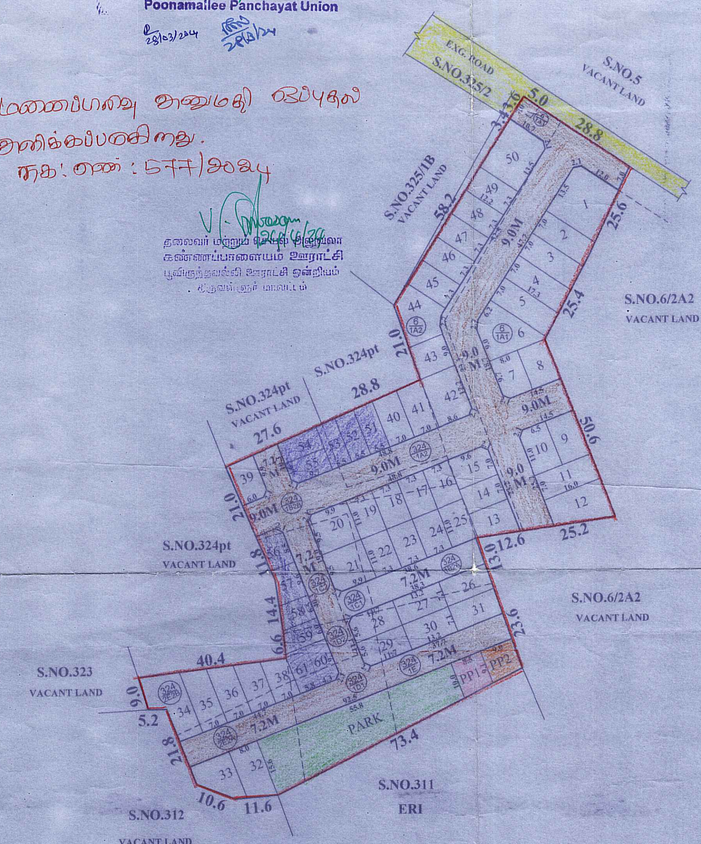
This office Roc.No.976/2024/A2
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

23/03/2024

மணப்பாக்கம் அனுமதி வழங்குதல் சம்பந்தமாக.
ந.க.எண் : 547/2024

V. [illegible] 26/3/24
தலைவர் மற்றும் செயல் அலுவலர்
கன்னப்பாளையம் ஊராட்சி
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்
திருவள்ளூர் மாவட்டம்



SITE EXTENT (AS PER DOCUMENT)	:	10441 SQ.M
ROAD AREA	:	3350 SQ.M
PARK AREA	:	713 SQ.M
EWS PROVIDED	:	730 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	158 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 81.0 SQ.M PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 77.0 SQ.M		
REGULAR PLOTS (1 TO 50)	:	50 Nos
EWS PLOTS (51 TO 61) (730 SQ.M)	:	11 Nos
TOTAL NO. OF PLOTS	:	61 Nos

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE-1 (0.5%), PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:3480/2024, DATED:29.02.2024 AND DOC.NO:3732/2024, DATED:05.03.2024@ SRO. KUNDRATHUR.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F 10292 / NOC - KANNAPALAYAM VILLAGE / 2022 / DATED. 21.10.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)24.160m (ie)1.140m above the weir crest level of Melpakkam Tank is (+)23.020m, to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 1.340 m to 1.090m 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.
2. The All round pavement level within the site should not be less than (+)24.160m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable size of suitable size within the site as per site condition and the same should be connected to the local drain / channel, rainwater harvesting roads with road side drains and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants 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 applicants should make drainage network at their own cost and the same is to be connected to natural storm water drainage / channel.
3. The necessary setback distance especially on southern side 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 (Circular issued by the office 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 the set back area in future also. The CMDA should in the completion certificate only after compliance certificate from WRD.
4. The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue & WRD authorities especially on Southern side The applicants should also maintain the measurement of the Site without any encroachments and should maintain as per Revenue records (FMB)
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. 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 genuinely of the documents submitted.
7. 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.
8. The applicant should get clearance certificate for their 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.
9. 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 Lands / Channel.
10. The applicant should be not object at any time for the maintenance work / improvements work of the tanks which are proposed to be carried out by WRD. The applicants should given 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 be carried out by WRD in future periodically.
11. The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and 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 / river / tank and also the nearby the Government Lands at any cost.
    At any cost, sewage/sullage should not be let into channel, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
12. Clearance from MOEF, Pollution Control Board, CRRT, etc has to be obtained which is found to be mandatory
    The trueness 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 Government / 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 along with NOC on inundation point of view for the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity

(II) 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 TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION 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 (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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-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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F 10292 / NOC - KANNAPALAYAM VILLAGE / 2022 / DATED:21.10.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- EWS
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)

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.

OWNER SIGNATURE

P.SATHISH, B.TECH CIVIL
REGISTERED ENGINEER GRADE-I (RE)
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY (CMDA)
REGISTRATION NO: [illegible]/1997/M/50
No. 5, MAIN STREET, NEW ANNA NAGAR,
PUDHUR, AMBATTUR, CHENNAI-600 053
Mob: 9962209816
E-mail:shapzsfoundation@gmail.com
LICENSED SURVEYOR

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

Planning Permit No.:15776 Dated:12/03/2024
P.P.D / L.O No: 54/2024
APPROVED
VIDE LETTER No.: Layout-1/0288/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
CMDA

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.6/1A1, 1A2 & 1A3 AND 324/1A2, 1B2A, 1B2B, 1C1, 1C2, 1D1, 1D2, 1E, 2E2A & 2E2B OF KANNAPALAYAM 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.