Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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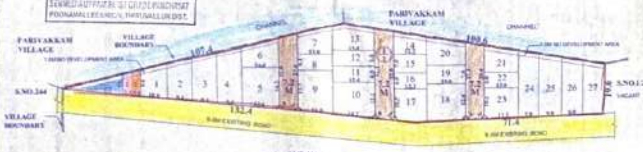
DIGITALLY VERIFIED RECORD

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

Commissioner
Poonamallee Panchayat Union

APPROVED
Lr.No: 01/2024-25
DATE: 11.05.2024

PRESIDENT/EXECUTIVE OFFICER
SENEERKUPPAM PANCHAYAT
POONAMALLEE TALUK, TIRUVALLUR DIST.



FILE NO: LAYOUT-1/8356/2023

SITE EXTENT (AS PER PATTA)	:	4850 SQ.M
ROAD AREA	:	654 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	55 SQ.M
NO. OF PLOTS	:	27 Nos
CONVENIENT SHOP SITE	:	1 No

NOTE:
1. SPACES 1.5M x 2.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
PUBLIC PURPOSE-1 (0.05%)
PUBLIC PURPOSE-2 (0.9%)
WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO-4336/2024, DATED:13.03.2024 @ SRO, KUNDRATHUR.

CONDITIONS:

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB / TSCh / F.5239 NOC - SENEERKUPPAM VILLAGE / 2022 - DATED 15.06.2022, WHICH 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 with proper compaction to the roof of (+)19.250m [i.e.0.46m below the Parivakkam tank sluice No.3 as (+)19.710m] 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 1.230m to 1.460m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)19.250m. [i.e 0.460m below the Parivakkam tank sluice No.3 as (+)19.710m]. Also, the applicant should provide emergency pumping operation for the seepage water if it is proposed to have basement floor as well. It is devastating arrangements during flood periods.
2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as inlets/ drains of suitable size as per site conditions within the site and wastewater harvesting roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.
3. The sewage or any soil/waste (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at her own cost and the same is to be connected to the natural storm water drainage or channel/drain.
4. The mandatory setback distances should be provided with in the site especially on North, East & West as per site condition 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 / Dated 13.03.2019) during development and there should not be any construction activities in the set back areas. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD.
5. The applicant should clearly demarcate the boundary of her land before commencement of any developmental activities especially on the North, East & West side in the presence of Revenue and WRD authorities. The applicant should not encroach any Government lands and the same should be maintained as per Revenue records (FMB).
6. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide most of law of both State & Central Government from time to time.
7. The applicant should not object at any time for the maintenance work / improvement work of the tank which is proposed to be carried out by WRD. The applicant should give an undertaking as willing to the effect that the above proposed will not obstruct in case any maintenance/improvement/ developmental works as per Revenue records (FMB), which are proposed to be carried out by WRD in future periodically.
8. The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seems to be false / manipulated/fabricated in future the above permission will be cancelled without any correspondence. Hence the applicant is solely responsible for genuinely 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 applicant should get 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.
11. The sewage water from the applicant's land should not let into the channel and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicant, 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 sewage water into the channel, etc. At any case, sewage/sullage should not be from field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

12. 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 / Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
13. The applicant should not construction any Cross Masonry or other infrastructures along the Course / Odai without prior permission from WRD.
14. The applicant should not damage the water body or water course at any cost and if any damage occurred, it should be rectified at her own cost.

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 and culvert are purely issued on technical grounds in respect to the physical location of land.

Failure 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 Zonal proposed site and in event the applicant shall not be eligible for any compensation whatsoever and no suit in legal policy.

(II) TNCDBR-2019 RULE NO: 47 (6) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.36, MAWS (M4) DEPARTMENT DATED 31.03.2020 AND PUBLISHED IN TNGG, ISSUE No.41 DATED 22.09.2020

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.

(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 TO ASSESSED BY THE 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 BY PWD IN THEIR LETTER NO.DB / TSCh / F.5239 NOC -SENEERKUPPAM VILLAGE / 2022 / DATED: 15.06.2022. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

(VI) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

LEGEND:
- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CHANNEL
- CONVENIENT SHOP

This Planning Permission Issued under Sine Qua Non DIRECTIVE dated 30.09.2019 in WP(MD) No.8548 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For PMV INFRA DEVELOPERS

OWNER'S SIGNATURE Partner

V.P. PRABAKARAN, B.Tech.,
Building Licensed Surveyor
Reg. Reg. No: RE/2K-2/2/2015
Registered Engineer in CMDA
VPP PLANNERS
V157, Anna Side Bus Terminus,
Chennai-600 056. Ph: 044-26175151

LICENSED SURVEYOR

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

Planning Permit No.16/801 Dated 14/5/2024
PPD
LO
No: 79
2024
APPROVED
VIDE LETTER No: Layout-1/8356/2023
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:1/1 OF SENEERKUPPAM VILLAGE

SCALE : 1:500 (ALL MEASUREMENTS ARE IN METRES)

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.