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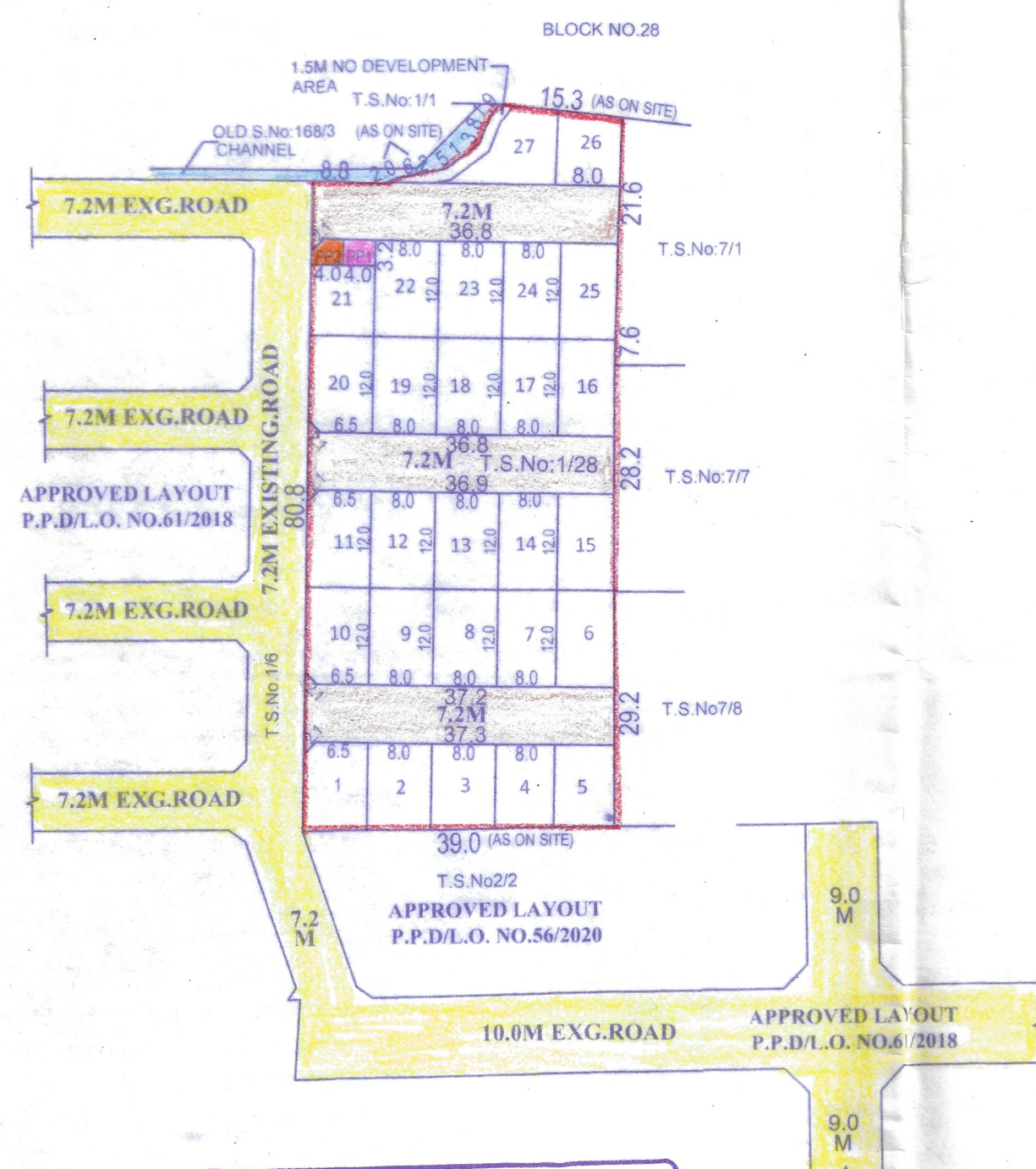
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Official Property Record





**LAYOUT / SUBDIVISION
APPROVED**
SUBJECT TO THE CONDITIONS IN
THIS OFFICE LETTER NO:
SRN- 82389 DT- 26/02/2025
Approved No- 009/25/4/002
Commissioner
Tambaram City Municipal Corporation

26/2/25
26/2/25

TOTAL EXTENT (AS ON SITE) : 3278 SQ.M
ROAD AREA : 836 SQ.M
PUBLIC PURPOSE AREA (1%) : 25 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 13 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 12 SQ.M)
TOTAL No.OF.PLOTS : 27 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
 3. ROAD AREA
PUBLIC PURPOSE AREA-1
PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.4821/2023, DATED: 10.06.2023. @ SR0 TAMBARAM.

CONDITIONS:

(1) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/ TS (3) / F - 001294 & 003499 - INUNDATION -TAMBARAM/2018/ 30.04.2018. OBTAINED FOR FILE NO.LAYOUT-1/0369/2018 APPROVED LAYOUT NO. P.P.D/L.O.NO.61/2018, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The existing ground level of the site should be raised to a minimum level of (+)11.570m (i.e.0.60m above the existing B.T.Road level as (+) 10.97m with depth of filling of earth varying from 1.660m to 3.320m and compaction of not more than 0.30m depth to achieve the required degree of compaction over the entire area of the applicant site.
2. The all-round pavement level within site should not be less than at (+) 11.570m. The applicant should provide all-round and interior storm water drainage network. So that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drain abutting & crossing the applicants site (channel S.F.Nos.167/1-Ch-W,168/3-ch-N,178-Road -S,190/2-ch-E, 208/2-ch-W&220-ch-E) Should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at their 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 applicants land should be maintained properly without any change at any cost. Also the applicant should provide emergency pumping operation for the seepage water if it is proposed to have basement floor. The storm water drainage channel of size 0.60x0.90m should be constructed in proposed road side at the bed level of (+)9.750m.
3. There is no defined surplus course for Tambaram periyar Eri. The field channels and ayacut lands are acting as surplus course. Hence, the applicant should form a separate designed surplus course for free flow of water at their own cost and the applicant must apply separately with WRD and to remit the cost to WRD. The WRD will collect the cost of formation of the surplus course from the applicant and execute as deposit work.
4. The applicant should prepare the layout proposal by considering the internal storm water drainage net work, rainwater harvesting and sewerage alignment & debris & Garbages and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and at any cost sewage, debris & garbages should not be let into field channel.
5. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work.PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD/Government Lands.
6. The applicant should not be objected at any time for the maintenance work/improvements work of the channel to be carried out by PWD/WRD.
7. No encroachment activities should be encouraged in the existing field channels running across the applicant land and it should be maintained as it conditions as per Revenue Records(FMB). The applicant should maintain the measurement of the channel in S.F.Nos.167/1-Ch-west, 168/3-Ch- North, 178-Road-South, 190/2 - Ch - East, 208/2 - Ch - West & 220 - Ch - East. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
8. The Government field channel stretch abutting the applicant boundary S.F.Nos 167/1-Ch - West, 168/3-Ch-North, 178 -Road-South,190/2 - Ch - East, 208/2-Ch - West & 220 - Ch - East should be marked as per FMB and monitored and maintained by the applicant at their 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 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 their own cost within the proposed land, after the completion of project
9. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue Records and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land and should be maintained as available in the FMB.
10. The applicant should not carry out any cross masonry structures across the channel without prior permission from PWD/WRD.
11. 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 NOC is issued only based on the documents submitted by the applicant and the applicant is fully responsible of genuineness of the documents submitted.
12. The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

Failing to comply with any of the above conditions,PWD/WRD reserves the rights to withdraw the Technical opinion report on inundation point of view to the above proposed site and in that event,the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

(II)TNCDBR-2019, RULE NO : 47 (8) IN G.O(Ms) No.48,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1 DEPARTMENT DATED 31.1.2020 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.

(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)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/ TS (3) / F - 001294 & 003499 - INUNDATION-TAMBARAM/2018/ 30.04.2018. AND SHALL 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.

© 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL

CONDITIONS:

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

உள்ளாட்சி மன்றப் பிடி

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

TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN T.S.No.1/28 (OLD S.No.168/1) BLOCK No.41,
WARD - D OF TAMBARAM VILLAGE.

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

For V. Guruswamy Naidu & Co Pvt. Ltd

Authorised Signatory

OWNER SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E.,
Registered Engineer Grade-III
Registration No. RE/GR-III/19/04/107
Chennai Metropolitan Development Authority
Off: SAI GREEN ASSOCIATES
239/3, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044-48506014, Mobile: 7299898915

LICENSED SURVEYOR



Planning Permit No. 15487 Dated: 21/6/23

P.P.D
L.O

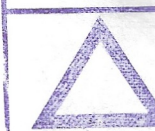
No: 172
2023

APPROVED

VIDE LETTER No.: Layout-1/0115/2023

DATED : 11/04/2023

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



Our services go beyond



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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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 RealEstateTM

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

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