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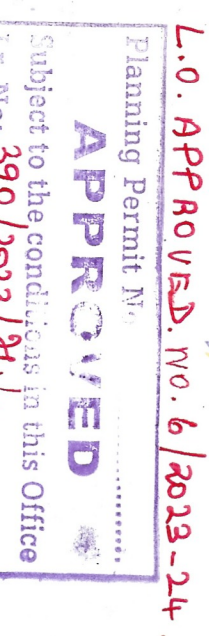
REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

FILE NO: LAYOUT-1 / 0078 / 2022



Mexico's Office
Mexico City, Jalisco
Chen 1000 100

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA

	PUBLIC PURPOSE-1
	PUBLIC PURPOSE-2

WHERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO- 4845/2023, DATED- 27.07.2023 @ SRO, POONAMALLEE,
(RESERVED FOR UANDGDO)

01)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAIK, CHENNAI-5 IN LETTER NO.DR/13/JF-
NOC THIRUVANMIZHA VILLAGED 0583/ 2023
DATED 08/02/2023, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

The appurtenances should be filled with earth filling with proper connection to the minimum level of (-28.55m (e) 0.19m) above the Water crest level of (+28.06m) to protect the site from inundation during floods. The process of sand filling and compaction should be not more than 0.30 meter depth at a heavy required degree of compaction for the depth from (-1.53m to +1.76m) depending upon the existing field levels. Also, the appurtenances should provide emergency pumping operation for the sewage water. If it is proposed to have basement floor and as well as retaining arrangements during flood periods.

2. The total pavement flow within a site should not be less than $(1/3) \times 250$. The applicants should prepare the Invoir proposal, by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per the condition. The same should be connected to the local drain. Channel at his own cost, advance harvesting, roads with road side drain and sewerage treatment plant and its disposal and gullings. 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 and without fail.

The sewerage 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. There should not be any hindrance to the free flow of internal drain to downstream.

5. the necessary security insurance 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 CMIDA (as per the circular issued by the office of the Commissioner of Towns & Country Planning, Chennai-2 vide No. 43/ET/2019-BA-2 / Dated 13.05.2019) during development and there should not be any construction activities in setback area in future also, the CMIDA should issue completion certificate on after obtaining compliance certificate NOC from WRD.

4. The applicants should clearly delineate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WCD authorities concerned without fail and should not encroach the Government and water body and the same should be maintained as it is in the Revenue records.

5 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 false, manipulated, fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuineness 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 be 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 applicants should also abide court of law of both State & Central Government from time to time

8. The applicants 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.

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 river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

10. 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/garbage should not be dumped into the channel/riverbank at any cost.

At any point, sewage/sullage should not be let into channel/river, and the gabbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water

11. The applicants should not object at any time for the maintenance works / improvement works of the Channel which are proposed to be carried out by WRD. The applicants 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 be carried out by WRD in future periodically.

The owner of the document received from the applicants 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 titlination 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 whatsoever and as well as legal entity.

(II) TNCDBR-2019, RULE NO: 47 (1D)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWAGE, 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS SPECULATED BY PWD IN THEIR LETTER NO.DB/3(3)/F- NOC (THIRUMAZHISAI VILLAGE) 0585 / 2023 / DATED 08.02.2023, AND SHALL

(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

LEGEND:

SITE BOUNDARY

ROAD GIFTED TO LOCAL BODY
EXISTING ROAD

PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY

☐ PUBLIC FUNDING-2. GIFTED TO LOCAL BODY (FOR LANGECU)

OWNER SIGNATURE _____

TYPE

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

Planning Permit No. 15538 Dated: 29/08/2022

P.P.D.
L.O.

No: 222

APPROVED

WIDE LETTER No.: Layout-1/0078/2022
DATED : 21/04/2022

LICENSED SURVEYOR

This Planning Permission Issued under New Rule INCD8R, 2019 is subject to final outcome of the WARD No.6943 of 2019 and WAP (Mid) Nos. 6912 & 6913 of 2019.

THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 261/1, 263, 278/1 & 278/2 OF THIRUMAZHISAI VILLAGE.

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



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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

