Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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FILE NO: LAYOUT-1 / 0041 / 2023

SITE EXTENT (AS PER PATTA)	=	40641 SQ.M
ROAD AREA	=	13527 SQ.M
PARK AREA	=	2742 SQ.M
PUBLIC PURPOSE PROVIDED	=	282 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 144.0 Sq.m PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 138.0 Sq.m		
EWS PROVIDED	=	3093 SQ.M
REGULAR PLOTS (1 TO 191)	=	191 NOS
EWS PLOTS (192 TO 237) (3093 SQ.M)	=	46 NOS
TOTAL NO. OF PLOTS	=	237 NOS
CONVENIENCE SHOP	=	4 NOS

This office Ref No: 3341/2023/A3 Date: 20.11.2023
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval
Commissioner
Poonamallee Panchayat Union

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PARK 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: 14888 / 2023, DATED: 21/09/2023 @ SRO, AVADI.

CONDITIONS:

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/T5(3)/01861/F-NOC(NEMAM-B VILLAGE)003252/2023/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's land should be filled with earth filling with proper compaction to the minimum Level of (+)28 580m [e. 1.600m above the Sill level of Nemam Tank is (+)26 980m in order 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 1.220m to 1 400m 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 (+)28.580m The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes 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 sewerage treatment plant 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 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.
3. Since the site exists in close proximity with the Channel within the site the necessary setback distance should be provided within the site as per site conditions along the channel on either 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 activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the Channel (737, 493, 501 and 502) 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). If any damages occurred to the Channel, the same should be restored to its original condition at their own cost.
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 fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit and lease rent will not be refunded Hence, the applicants are solely responsible of genuinety of the documents submitted.
6. 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 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.
9. The sewage water from the applicants 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/garbages should not be dumped into the channel/river at any cost.
   At any cost sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
10. The applicants' lands are seem to be ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants 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.
11. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD/ Government Lands / river The NOC for their site from the WRD is purely issued on the basis of inundation point of view.
12. The Channel in SF. Nos. 737, 493/1 & 3, 501 and 502 on abuts of the applicant's land 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 applicants 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 Executive Engineer Moreover, the width of entire Channel as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments.
13. The Channel in SF. Nos. 737, 493/1 & 3, 501 and 502 stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants 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 applicants 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 and, after the completion project also.
14. The applicants should not carry out any other cross masonry structure across the channels without prior permission from WRD.
15. The proposed RCC Culvert should be constructed by the applicants only. across the Channel in S.F. No. 737 at LS 1570m, 493/3 at LS 1020m & LS 1095m, 501 at LS 1080m and 502 at LS 1020m of Annambedu village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particular of the Channel. The applicants should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for tempoary occupation for three years from the date of agreement. if the applicants land/road available on both sides of the channel, their permission is eligible for construction of RCC Culver. The width of the Channel earmarked in the FMB sketch shade to maintained as per Revenue records and should be maintained without encroachments.
    The bed level of the Channel should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. Existing Village Road Level on Northern side : (+) 27.980m
2. MFL during December 2015 nearby site : (+) 27.350m
3. Proposed Bed level of Channel : (+) 26.940m
4. Proposed Sill level : (+) 26.130m
5. Proposed FSL including free Board : (+) 26.940m
6. Proposed Deck slab bottom level of RCC Culvert : (+) 28.230m

S.No.	Channel S.F.No	Access to S.F. No. From	Access to S.F. No. To	Proposed Bed Level In M(+)	MFL in M (+)	Minimum Inner Width of Channel in m as per FMB	Minimum Inner Vent height in M or bottom Level of deck slab	Width of RCC Culvert in M	Area of RCC Culvert in Sqm	No of vents allowed
1.	737	Existing (9m) road	739	26.130	27.350	9.00	2.450 or (+)28.580	9.00	81.00	1 No
2.	493/3	747/2A	498/3	26.500	27.350	4.5	2.08 or (+)28.580	9.00	40.50	1 No
3.	493/3	700/3	500	26.450	27.350	8.00	2.13 or (+)28.580	7.00	56.00	1 No
4.	502	498/3	503/2	26.490	27.350	6.00	2.09 or (+)28.580	9.00	54.00	1 No
5.	501	498/3	505/2	26.460	27.350	15.50	2.120 or (+)28.580	7.00	108.50	2 Nos

16. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer WRD Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars The work schedule for above proposal should be informed to the Executive Engineer WRD Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer.
17. The applicant should pay an annual lease rent of Rs 24,000/- (Rupees twenty four Thousand only) for occupation of 340.00 sq.m in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.72,000/- (Rupees Seventy two Thousand only) in advance before the commencement of work During execution/ after construction of above bridge, it any deviations are noted in above measurements accordingly the lease rent also will be revised respectively.
18. The applicants have to pay Service tax GST etc, separately as per norms in existence and as amended from time to time without fail.
19. The applicants should execute the lease agreement with the Executive Engineer, WRD Kosasthalaiyur Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rents subjected to revision from time to time as per guideline value/Government orders.
20. The applicant should pay the caution deposit of sum of Rs 5,00,000/- (Rupees Five lakh only) in favour of the Executive Engineer, WRD Kosastvalaiyar Basin Division, Thiruvallur which will be refunded only after completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work (culvert and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any, will be recified fully by the applicant. If failed the cost of restoration work will be borne from the caution deposit.
21. The Construction of Abutments, Wing walls, Return walls, etc., should be constructed for the above proposed Culvert and should also be constructed well within the applicants land on either side. Moreover, the width of Channel as per Revenue records (FMB) should be maintained properly without any change.
22. The applicants should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general common public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.
23. The above proposed culvert will be the Government WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (culvert land culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the Channel as and when required and for the periodical inspection.
24. The applicants should do proper soil test and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for construction of culvert/bridge.
25. The WRD, will not be held responsible for the Structural Stability, safety and soundness of the culvert as well as for building proposed by the applicants and WRD specifically recommend only for construction of culvert The applicants should construct the proposed RCC culvert at their own cast. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert/bridge.
26. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed Culvert will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entity.
    The owner 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 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/01861/F-NOC(NEMAM-B VILLAGE)003252/2023/DATED:05.05.2023. 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 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE NO.41 DATED 31.01.2020

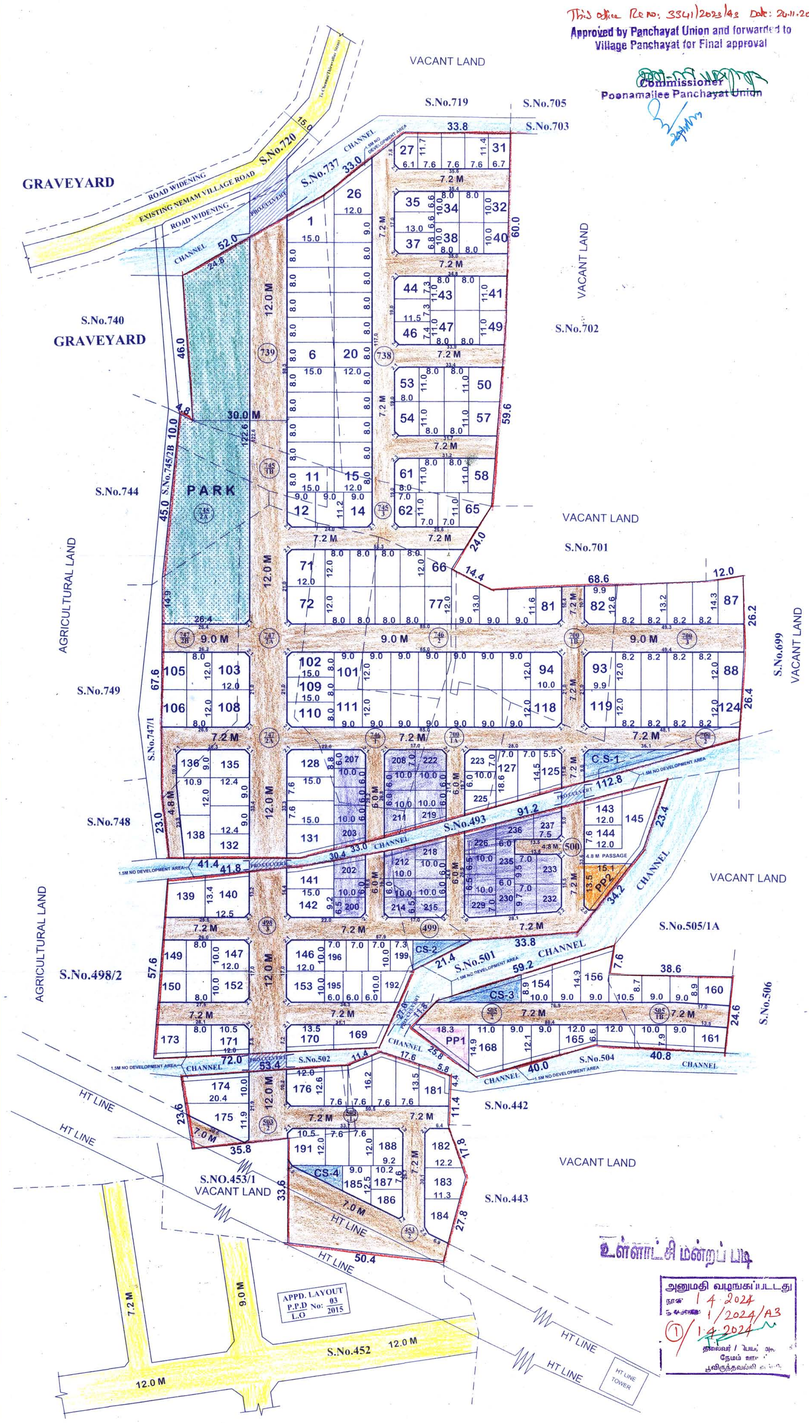
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

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

(6) 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
- PARK GIFTED TO LOCAL BODY
- EWS PLOTS
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CONVENIENCE SHOP
- CHANNEL

உள்ளாட்சி மன்றம்/பஞ்.

அனுமதி வழங்கப்பட்டது
நாள்: 14.2024
செயல்: 1/2024/A3
14.2024
நிலைய / உதவி அ.
நேரக் காப்பாளர்

For Ramky Wavoo Developers (P) Ltd.
Authorised Signatory / ies
OWNER'S SIGNATURE

S.Saravanan
Er. S.SARAVANAN, ITI, DCE, B.Tech
Registered Engineer Grade - III
Registration No: RE/GR-III/2022/01329
Chennai Metropolitan Development Authority
No.11, Ramasamy Street, Gopalapuram,
Chennai - 600 086. Mobile: 9790958444.
LICENSED SURVEYOR

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.

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

Planning Permit No. 15564 Dated: 6/10/2023
P.P.D L.O No: 245 2023
APPROVED
VIDE LETTER No.: Layout-1/0041/2023
DATED :
06/10/2023
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
CMDA

POONAMALLEE PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 453 / 2, 498 / 3, 499, 500, 503 / 1, 2, 505 / 1B, 2, 700 / 1A, 1B, 2, 3, 738, 739, 745 / 1B, 2A, 3, 746 / 1, 2 AND 747 / 2A, 2B OF NEMAM-B 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.