

RERA Document

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SITE EXTENT (AS PER PATTA) : 6450 SQ.M
ROAD AREA (32%) : 2048 SQ.M
PLOTTABLE AREA (68%) : 4402 SQ.M
OSR EXEMPTED UPTO : 3000 SQ.M
BALANCE AREA : 1402 SQ.M
10% OSR AREA REQUIRED : 140 SQ.M
OSR CHARGES TO BE COLLECTED : 140 SQ.M
1% PUBLIC PURPOSE REQUIRED : 44 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2) : 76 SQ.M
 PUBLIC PURPOSE SITE - 1 = 38 SQ.M (RESERVED FOR LOCAL BODY)
 PUBLIC PURPOSE SITE - 2 = 38 SQ.M (RESERVED FOR TANGEDCO)
NO.OF PLOTS : 39 NOS.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

ROAD AREA	WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED
PUBLIC PURPOSE AREA-1	DOCUMENT NO.11246/2025, DATED: 22.07.2025, @ SRO AVADI
PUBLIC PURPOSE AREA-2	(RESERVED FOR TANGEDCO)

CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO. DB/TS(3)/F-3459-THIRUNINDRAVUR-A VILLAGE/2022/DATED 25.04.2022 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 with proper compaction to the minimum level of (+)30.590m 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 0.73m to 0.87m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 30.590m and i.e. 0.68m above the sill level of Thirunindravur tank sluice No.2 as (+)29.910m.
2. The all-round entire pavement level within the site should not be less than (+)30.590m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral drain & lateral drain as per site conditions), rainwater harvesting, roads with road side drain and sewerage alignment and its disposal & garbage/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.
The sewage or any unhygienic drainage (treated or untreated) should not be let into the drain/channel course at any cost and the debris and other materials should not be dumped into the rain/surplus course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.
3. The necessary setback distance should be provided within the site 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 / 13.03.2019) during development and there should not be any construction activities especially on South. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
4. The channels along the Southern boundary and within the stretch of applicant's land in S.F.No. 146/2 should be completely desilted and resectioned by constructing retaining walls on either sides of the channel as per the FMB at the applicant's 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 field channels as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without any encroachments.
5. The applicant should clearly demarcate his site boundary especially on the South of applicant's land abutting the channel in S.F.No.146/2 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
6. The Government field channel stretch abutting the applicant boundary in S.F.No. 146/2 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 field channel should be 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 desilt the channel periodically and remove the obstruction then and there at his own cost in order to avoid any hindrance for free flow of water within the proposed land, after the completion of project also.
7. The applicant should not carry out any other cross masonry structures across the channels and if found necessary, prior permission from WRD should be obtained.
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 seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence the applicant is solely responsible of genuineness 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 abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
11. The sewage water from the applicant's land should not let into the channel or drain 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/garbage should not be dumped into the channel at any cost.
The applicant should not dump the garbage/debris in the channel and avoid the sewage water let into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbage, debris and construction materials should not be dumped into the channel restricting the free flow of water.
12. The applicant should not object at any time for the maintenance work/improvements work of the channel to be carried out by WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case of any maintenance / improvement / development works as per Revenue records (FMB) which are proposed to be carried out by WRD in future periodically.
13. 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.
14. 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/ channels. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
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 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 with NOC on Inundation point of view for the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO. DB/TS(3)/F-3459-THIRUNINDRAVUR-A VILLAGE/2022/DATED:25.04.2022, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) 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 THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(IV) TNCDBR-2019, RULE NO:47 (II)

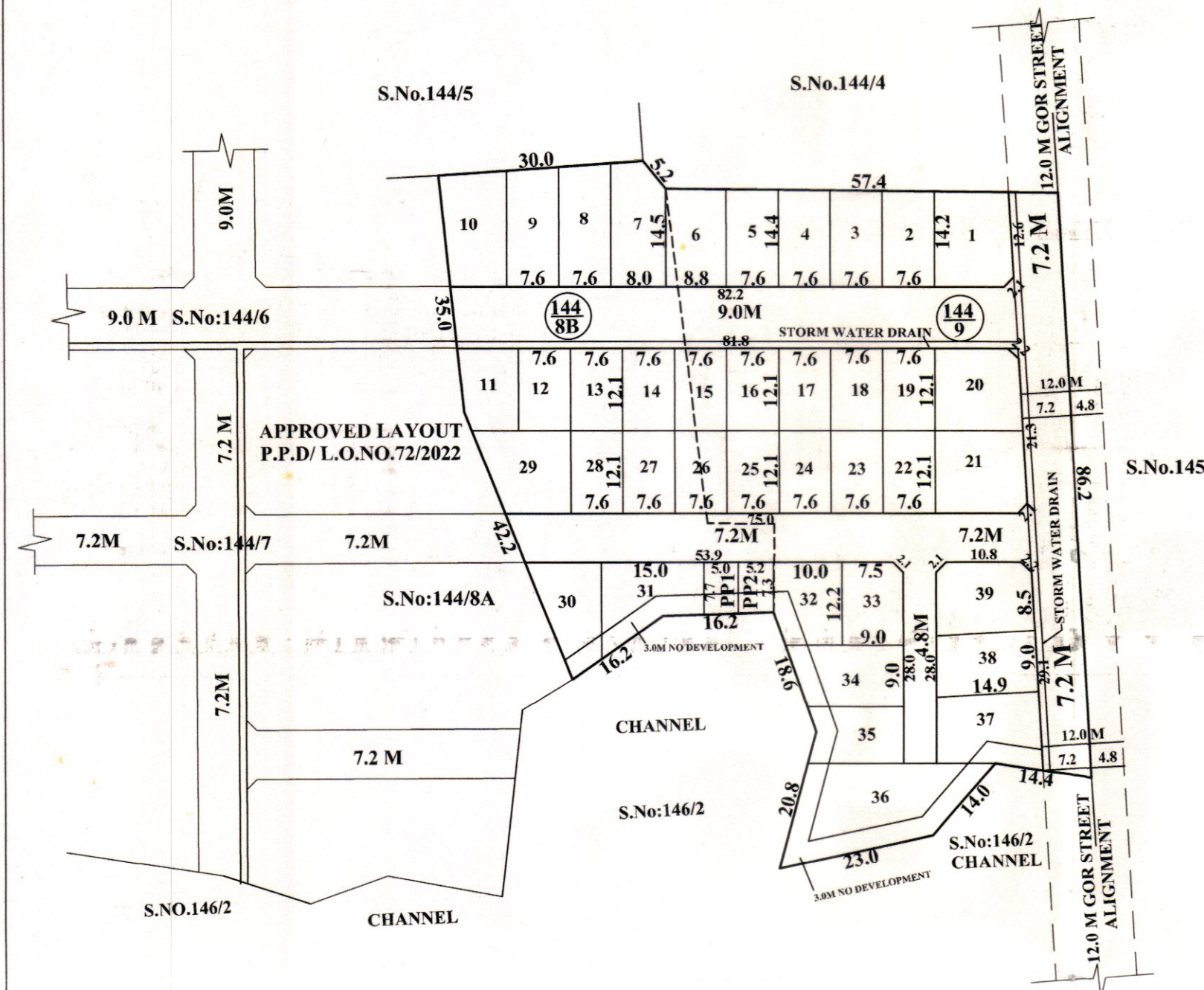
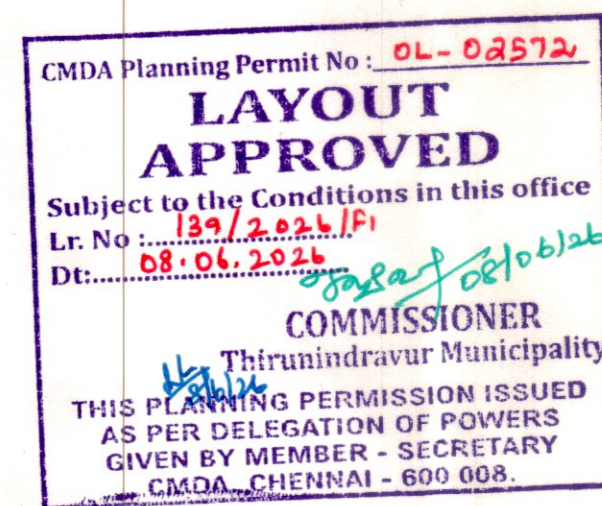
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

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

● NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2
- CHANNEL



Verified and Recommended
For Approved
Town Planning Inspector
Thirunindravur Municipality

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID
SUBJECT TO OBTAINING SANCTION FROM THE
LOCAL BODY CONCERNED

SCALE 1:800



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Approved
Digitally Signed by:
Assistant Planner - V. V. V.
Sd/- Date: 08/06/2024
Lr. No.: OL-PP/LAYOUT/2024/000005
Approved No.: OL-PP/LAYOUT/2024/000005
Approved Date: 08/06/2024 10:20:04 AM
Permit No.: OL-02572

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division

Signature valid

Digitally Signed by:
Registered Engineer Grade II: Alfin Jacob
Sign Date: 12/18/2025 10:10:08 AM

QR
CODE

THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No: 144 /8B & 9 OF THIRUNINDRAVUR 'A' 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

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

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

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.

