

RE

REGULATORY RECORD

RERA Document

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



TOTAL EXTENT (AS PER DOCUMENT)	:	2786 SQ.M
ROAD AREA (33%)	:	921 SQ.M
PLOTTABLE AREA (67%)	:	1865 SQ.M
1%PUBLIC PURPOSE REQUIRED	:	19 SQ.M
PUBLIC PURPOSE PROVIDED	:	25 SQ.M
(PUBLIC PURPOSE AREA-1 : 12.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 13.0 SQ.M)		

No.OF.PLOTS : 24 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  TO REFER FINAL LETTER
(REFERRIVE FOR TANGEDCO)

CONDITIONS:

(1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB / T5(3) / F - NOC. 3898 (THIRUNINDRAVUR VILLAGE) / 6019 / 2025 / DATED: 21.07.2025 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The Existing Ground level of the site should be raised to minimum level of +135.00m i.e. 1.40m above the Thiruvudrayuth tank FTL level. +135.50m and the applicants' site with level varies from 0.80m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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. The all round pavement level within the site should not be less than +135.00m and the regular habitation should not be below +135.00m.
2. The applicant should clearly demarcate the boundary of their land especially on Western side and Eastern side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records [FMB].
3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the Revenue records, if the permission is granted, if any documents seem to be fake / manipulated / tampered with, the permission should be cancelled without any correspondence. Hence, the applicants are solely responsible of genuineness of the documents submitted. If there is any discrepancy or any other encroachment activities, the applicants are held responsible in future.
4. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law both State & Central Government from time to time.
5. The WRD officers should be allowed to inspect the site of the applicants from time to time. The WRD officers concerned before commencement of work.
6. WRD is giving opinion only in connection with the inundation aspects, and does not deliver any rights to the applicants to encroach the WRD / Government Lands / River / channel. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view.
7. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the Government channel, the same should be restored to its original condition.
8. The Government field channel in SF.No. 140/6 on Western side and SF.No. 141/10 on Eastern side of the applicant land boundary stretch should be completely desilted and re-sectioned by constructing retaining wall 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 channel as per Revenue records [FMB] along & within the stretch of the applicant's land should be maintained. The boundary should be marked as per FMB and monitored and maintained by the applicant at his 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 de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of the development work.
9. The applicant should take up the maintenance works / improvement works of the channels which are proposed 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 any maintenance / improvement / development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.
10. The CMDA or GOC or local body should verify and ensure that the applicant site and existing road is not in encroachment in channel SF.No. 140/6 on Western side and SF.No. 141/10 on Eastern side paramour since the violation against prevailing Government records in the said channel paramour. The SF.No. 140/6 and SF.No. 78 / H & D (U) dated 20.02.2017 and the SF.No. 141/10 dated 20.02.2017 are the case of any legal proceeding in respect of the development activity in the said channel paramour. WRD will not be held responsible. Also the competent authority should restore the channel as it is condition as per Revenue records.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site, as per site condition and the same should be connected to local drain rainwater 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.

The sewage or any unhygienic (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 applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or Channel/drain.

b. The necessary setback distance should be provided with in the site as per the site condition in accordance with 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 setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicant's land seems to be ryotwari land, which would be classified as "Wet" lands. Hence, these lands are to be converted from Agricultural Use Zone to Residential Use Zone by the competent authority. The applicant should get Clearance certificate for this site from 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.

d. The Sewage Water from the applicants' land should not let into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicants and as well as the construction materials / debris / carbaos should not be dumped into the channel / river at any cost.

At any cost, sewage / Sullage should not be let into channel, and the garbages, debris and construction materials should not be dumped into the channel / river restricting the free flow of water.

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 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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 SANCING 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.

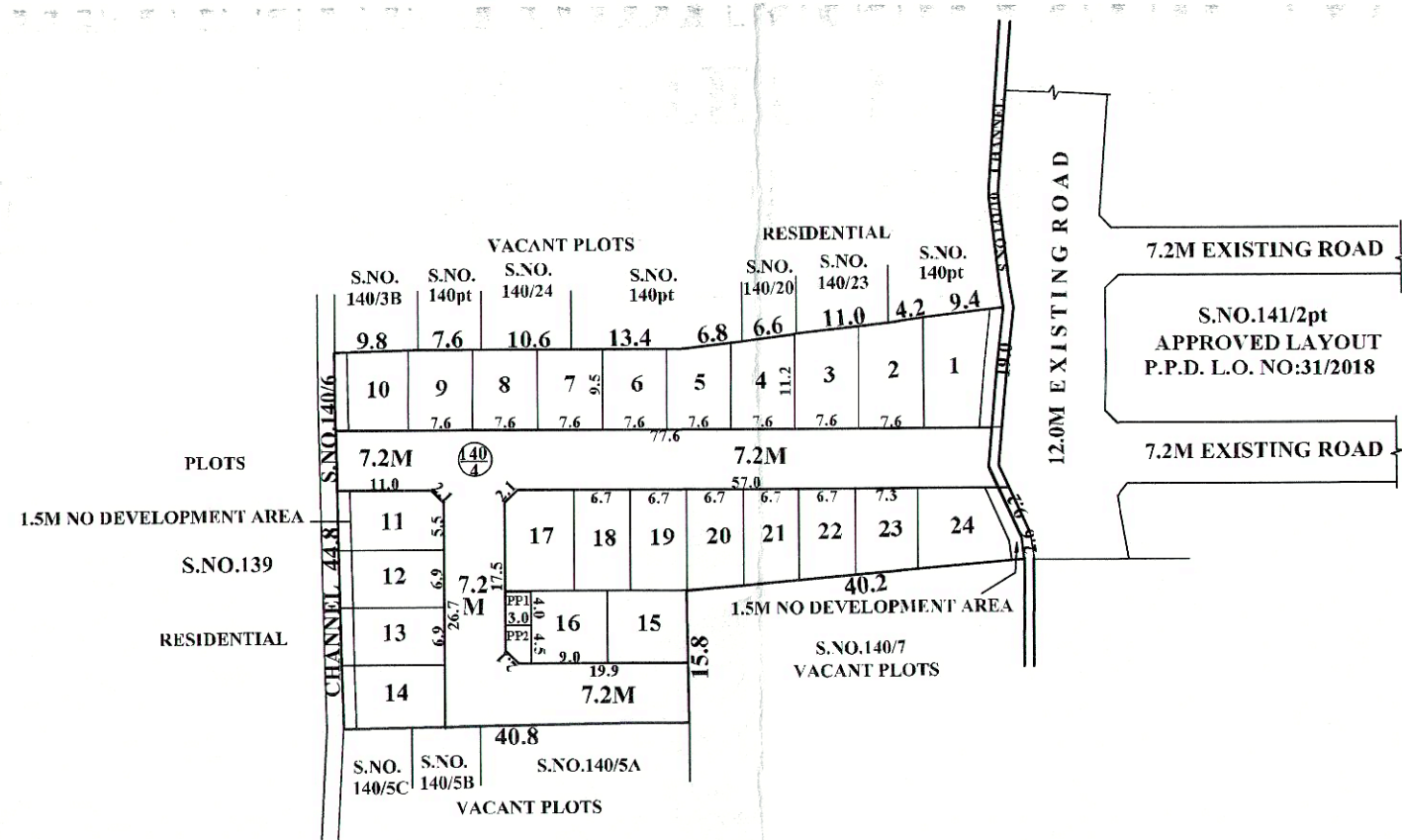
(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F.NOC. 3898(THIRUNINRAVUR VILLAGE) / 6019 / 2025 / DATED-21.07.2025 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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

- LEGEND**
-  SITE BOUNDARY
 -  PROPOSED ROAD
 -  EXISTING ROAD
 -  PUBLIC PURPOSE-1
 -  PUBLIC PURPOSE-2
 -  CHANNEL
 -  EWS



THIRUNINRAVUR MUNICIPALITY
LAYOUT OF HOUSE SITES IN S.No.140/4 OF THIRUNINRAVUR VILLAGE.
(AS PER REVENUE THIRUNINRAVUR -'A' VILLAGE)

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

Appendix C (Owner / Developer / Buyer of Memory)

Applicants (Owner / Developer / Power of Attorney)

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.

Signature valid
Digitally Signed by:-
Registered Engineer Grade II:
PRAKASH SRINIVASAN
Sign Date: 08/18/2025 2:35:56 PM

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

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

QR
CODE

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

ROAD AREA	} TO REFER FINAL LETTER
PUBLIC PURPOSE AREA-1	
PUBLIC PURPOSE AREA-2 (RPSERV-D FOR TANGLED Co)	

(H) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB / T5(3) / F - NOC. 3898 (THIRUNINDRAVUR VILLAGE) / 6019 / 2025 / DATED: 21.07.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- Technical Suggestions**
- a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site, as per site condition and the same should be connected to local drain network with road side drains and sewerage treatment plant and its disposal & garbage debris and other solid waste management disposal as per norms in existence while the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.
- b. The applicant should not connect the storm water 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 their own cost and the same is to be connected to the natural storm water drainage network or Channel/drain.
- c. The applicant should not connect the storm water 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 their own cost and the same is to be connected to the natural storm water drainage network or Channel/drain in force of CMDA (Circular issued by the office of the Commissioners of Town & Country Planning, Chennai - 2 vide No. CH-3567/20104-32 dated 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue complete guidelines for the applicant to comply with the same.
- d. The applicant's land seems to be a riverbank land, which would be classified as "Vet" lands. Hence, these lands are to be converted from Agricultural Use Zone to Residential Use Zone by the competent authority. The applicant should get the necessary approval from the competent authority for the same.
- e. The Sewage Water from the applicants' land should not let into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicants as well as the construction materials / debris / garbage should not be dumped into the channel / river at any cost.
- f. The storm water / sewage water should not be dumped into the channel / river at any cost. The debris and construction materials should not be dumped into the channel / river restricting the free flow of water.
- g. The owner of the document received from the applicants in respect to the ownership in 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 applicant and the Revenue authorities.
- Noting 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 applicant shall not be eligible for any

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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.

DATED: 21.07.2025 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

☐ SITE BOUNDARY
☐ PROPOSED ROAD
☐ EXISTING ROAD
☐ PUBLIC PURPOSE:
☐ PUBLIC PURPOSE:
☐ CHANNEL
☐ EWS

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



SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

This Planning Permission issued under
New Rule THECDR, 2019 is subject
to final outcome of the VLP.
(M/D) No.3946 of 2019 and UMP (M/D)
Nos. 6912 & 6913 of 2019.

Signature valid

 Digitally Signed by:
Registered Engineer Grade II:
PRAKASH SRIJAN SAN
Sign Date: 08/12/2025 2:35:56 PM

Signature valid
Digitally Signed by:
Registered End User Grade II:
PRAKASH SRINIVASAN
Sign Date: 08/18/2025 2:35:56 PM

QR
CODE

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

[illegible]

ISO_A1_(841.00_x_594.00_MM)

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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.

