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RE REGULATORY RECORD

RERA Document

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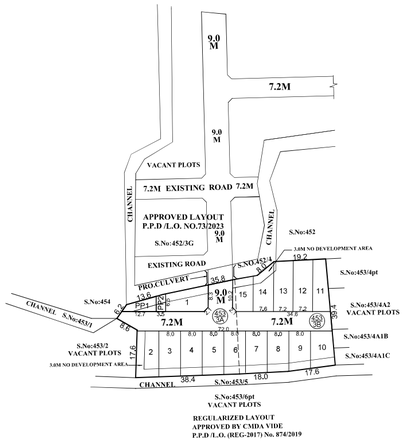
FILE NO.L1-0385-2024

TOTAL EXTENT (AS PER PATTA & DOCUMENT)	:	**2550 SQ.M**
ROAD AREA (25%)	:	**648 SQ.M**
PLOTTABLE AREA (75%)	:	**1902 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**19 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**68 SQ.M**
(PUBLIC PURPOSE AREA-1 : 47.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 21.0 SQ.M)		
No.OF.PLOTS	:	**15 Nos.**

NOTE:

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

ROAD AREA
PUBLIC PURPOSE AREA-1
PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
} TO REFER FINAL LETTER



CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F.NOC.0653 THIRUNINDRAVUR-B VILLAGE 2653/2025/ DATED.17.04.2025,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 (+)30.550m i.e. 3.01m below the Full Tank level of Thirunindravur tank as (+)33.560m and the applicants' site with filling level varies from 1.600m to 1.650m 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 the less than (+)30.550m and the regular habitation should not be below MFL
2. The applicant should clearly demarcate the boundary of their land especially on North-west. North and South side before commencement of any developmental activities in the presence of Revenue authorities and WRD authonties 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 submitted by the applicants the permission is graried. 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, lease rent etc, will not be refunded. Hence the applicants are solely responsible of genuinety of the documents submitted. If there is any discrepancy or any other encroachments 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 of both State & Central Government from time to time.
5. 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.
6. The applicant should not object at any time for 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.
7. The Government field Channel in S.F No 452/4 (North) 453/5 (South) & North West side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel as per the FMB upto their stretch 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 applicant's land should be maintained properly without any change and without encroachments
8. The Government field Channel S.F No. 452/4 (North) 453/5 (South) & North West side of the applicant 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 project also.
9. 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 form WRD is purely issued on the basis of inundation point of view
10. The applicants should not carry out any other cross masonry structures across the channels without prior pentission from WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost
11. The proposed Culvert should be made of RCC Culvert of size of 5.80 m width of Chennal and carriageway as 7.20m in S.F. No.452/4 of Thirunindravur village, so as to access from their land in S.F.No.453/3A-South to S.F.No. 452/3GB-North as earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land/road available on both sides of the Channel, this permission is eligible for construction of Culvert
12. The proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height for a Bridge width are specified below should be well within the boundary The size & sill level of the proposed RCC Culvert should be maintained as mentioned below in the specified SF. No and should be got executed only in the presence of WRD officials. The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for the free flow direction from its origin.

The Hydraulic particulars of me proposed RCC Culvert are follows

Proposed RCC Culvert width(carnage way)	:	7.20m
Bed Width of channel as per FMB	:	5.80m
Proposed Bed Level of Channel	:	(+)27.700m
Bottom of Deck slab of proposed Culvert	:	(+)30.550m
Existing Road level in S.F No 452/3G (North)	:	(+)29.160m
Existing applicant site level S.F.No.453/3A S.F.No.453/3B	:	(+)28.900m,(+)28.950m

SL NO	CHANNEL S.F.No.	ACCESS TO S.F.NO FROM	ACCESS TO S.F.NO TO	PROPOSED BED LEVEL IN M.(+)	MFL/FSL IN M (+)	MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE	MINIMUM INNER VENT HEIGHT IN M.OR BOTTOM LEVEL OF DECK SLAB	WIDTH OF SMALL BRIDGE IN M	AREA OF SMALL BRIDGE IN SQ.M	NO.OF VENTS ALLOWED
1	452/4	453/3A	APPROACH ROAD 452/3G	27.700	29.950	5.80	2.85m (+)30.550M./	7.20	41.76 SAY 42	1 No.

13. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for the above proposal should be informed to the Executive Engineer, WRD., Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of small bridge should be reported to the Executive Engineer.
14. The applicant should pay an annual lease rent of Rs 28,000/- (Rupees Twenty eight Thousand only) for occupation of 42 sq m in the shape of Demand Draft drawn in favour of the Executive Enginee, WRD., Kosasthalaiyar Basm Division, Thinvallur, and it should be paid at one lumpsum for three years of Rs 84,000/-(Rupees Eight four thousand only) in advance before the commencement of work During execution/ after construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively
15. The applicants have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.
16. The applicant should execute the lease agreement with the Executive Engineer, WRD, Kosasthalaiyar 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 rent is subjected to revision from time to time as per guideline value / Government orders
17. The applicant should pay the caution deposit of sum of Rs 2,00,000/- (Rupees Two lakhs only) in favour of the Executive Engineer, WRD, Kosasthalaiyar 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 rectified fully by the applicant. If failed the cost of restoration work will be borne from the caution deposit
18. The Abutment, Wing wall, Return wall, etc, for the above proposed Culvert should be constructed well within the applicant's land on either side. The proposed RCC culvert should be monitored and maintained for frequent inspection by the applicants at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost The applicant should not damage the Government property and cause any inconvenience to common public
19. 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 also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
20. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future
21. The WRD., will not be held responsible for the Structural Stability, safety and soundness of the Culvert proposed by the applicant and WRD specifically recommend only for construction of Culvert. The applicant should construct the proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed RCC Culvert and at any cost. WRD will
22. The applicant should maintain the Channel area as is in condition of Environmental Ecology, and Naturalist and without encroachments & pollution etc. and should not deviate the Hydraulic particulars of the channel
23. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., as required should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upto completion of work
24. The applicant should not object the common public for using the Culvert at any time and any cost.
25 The applicant should not claim any privilege on the above leased portion of the land (Culvert land, Culvert, Government Channel & retaining wall) and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to be handed over to this department as is in original condition. The above proposed RCC Culvert will be the Government WRD property after the construction
26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc, in the Government channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any convenience to common public

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per the site conditions and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and 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.

b. The necessary setback distance not less than 3.0m especially along the channel on South & North side 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 CMDA (as per the 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 future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD

C. 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.

d.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
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 applicants 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 SANCTION OF THE LAYOUT.

(III) TNCDBR 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.0653 THIRUNINDRAVUR-B VILLAGE 2653/2025/ DATED.17.04.2025, 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

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

APPROVAL CONDITION

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 453/3A & 453/3B OF THIRUNINRAVUR VILLAGE. (AS PER REVENUE THIRUNINRAVUR-B VILLAGE)

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP., (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

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

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Signature valid

Digitally Signed by R.BHUVANESHWARI Registered Ex. Grade II Sign Date: 06/02/2025 5:04:04 PM

ISO_A0_(841.00_x_1189.00_MM)

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

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.