Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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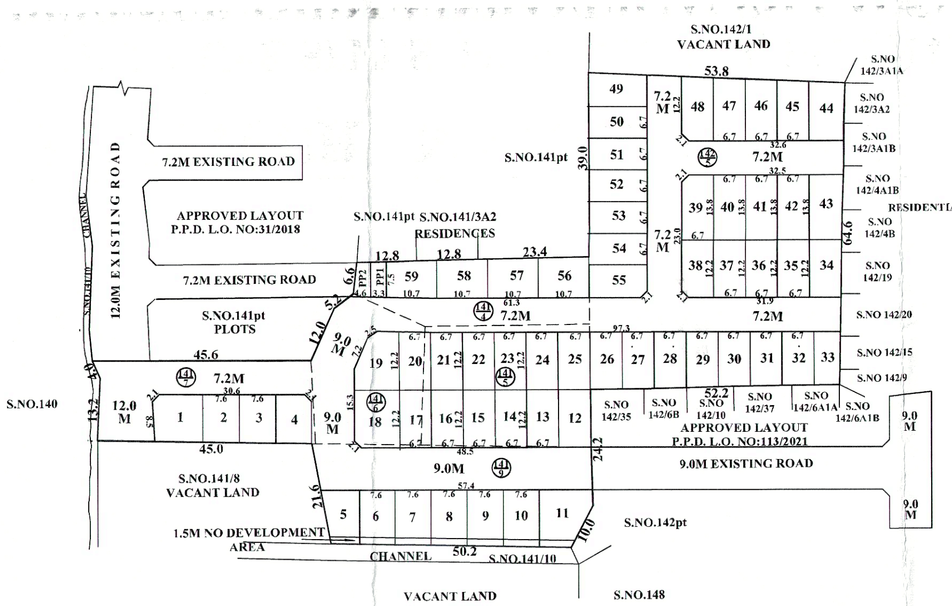
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DIGITALLY VERIFIED RECORD

(13)

FILE NO:LAYOUT-1 /0104/2025



TOTAL EXTENT	(AS PER DOCUMENT)	: 7406 SQ.M
ROAD AREA	(34%)	: 2546 SQ.M
PLOTTABLE AREA	(66%)	: 4860 SQ.M
OSR EXEMPTED UP TO		: 3000 SQ.M
BALANCE AREA		: 1860 SQ.M
10% OSR CHARGES REQUIRED		: 186 SQ.M
OSR CHARGES TO BE COLLECTED		: 186 SQ.M
1%PUBLIC PURPOSE REQUIRED		: 49 SQ.M
PUBLIC PURPOSE PROVIDED PUBLIC PURPOSE AREA-1 : 26.0 SQ.M) PUBLIC PURPOSE AREA-2 : 25.0 SQ.M)		: 51 SQ.M
NO.OF.PLOTS		: 59 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   } TO REFER FINAL LETTER

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB / T5(3) /F.NOC. 3897 THIRUNINRAVUR VILLAGE 6021 / 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 (+)35.000m i.e. 1.440m above the Thirunindravur tank FTL level as (+)33.560m and the applicants' site with level varies from 0.800m to 0.890m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of 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 (+)35.00m and the regular habitation should not be below MWL.
2. The applicant should clearly demarcate the boundary of their land especially on Western side and Southern 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 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. Hence, the applicants are solely responsible of genuinety 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 at any time, during execution and thereafter, if necessary. Advance intimation should be given to 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 occured to the Government channel, the same should be restored to its original condition at their own cost.
8. The Government field Channel in SF.No.141/10 on Western 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 properly without any change and without encroachments.
9. The Government field Channel in SF.No. 141/10 on Western 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.
10. 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.
11. The CMDA or GCC or local body should verify and ensure that the existing road is not in encroachment in channel SF.No. 141/10 on Western side poramboke. since it is violation against prevailing Government orders, circulars, Hon'ble Supreme court & High Court, NGT Judgements, Tank protection Act 2007 and GO.MS.No.78/ H & UD (UD4(3)) Dept/Dated:04.05.2017 etc. in case of any legal proceeding in respect of the development activities in the said channel poramboke 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 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 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-B2/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 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 / garbages 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 no 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 (MA1 DEPARTMENT DATED 31.1.2020 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 BEOFRE 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. 3897 THIRUNINRAVUR VILLAGE 6021 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.

(6) 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

CMDA Planning Permit No : OL- 02223
LAYOUT APPROVED
Subject to the Conditions in this office
Lr. No : 480/2025/F1.
Dt: 30.3.2026
COMMISSIONER
Thirunindravur Municipality
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY CMDA, CHENNAI - 600 008.

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

THIRUNINRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos.141/4, 141/5, 141/6, 141/7, 141/9 & 142/5 OF THIRUNINRAVUR VILLAGE. (AS PER REVENUE THIRUNINRAVUR 'A' VILLAGE)

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

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,

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: 10/24/2025 3:49:47 PM

Applicants (Owner / Developer / Power of Attorney)

QR CODE

ISO_A1_(841.00_x_594.00_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.