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RE REGULATORY RECORD

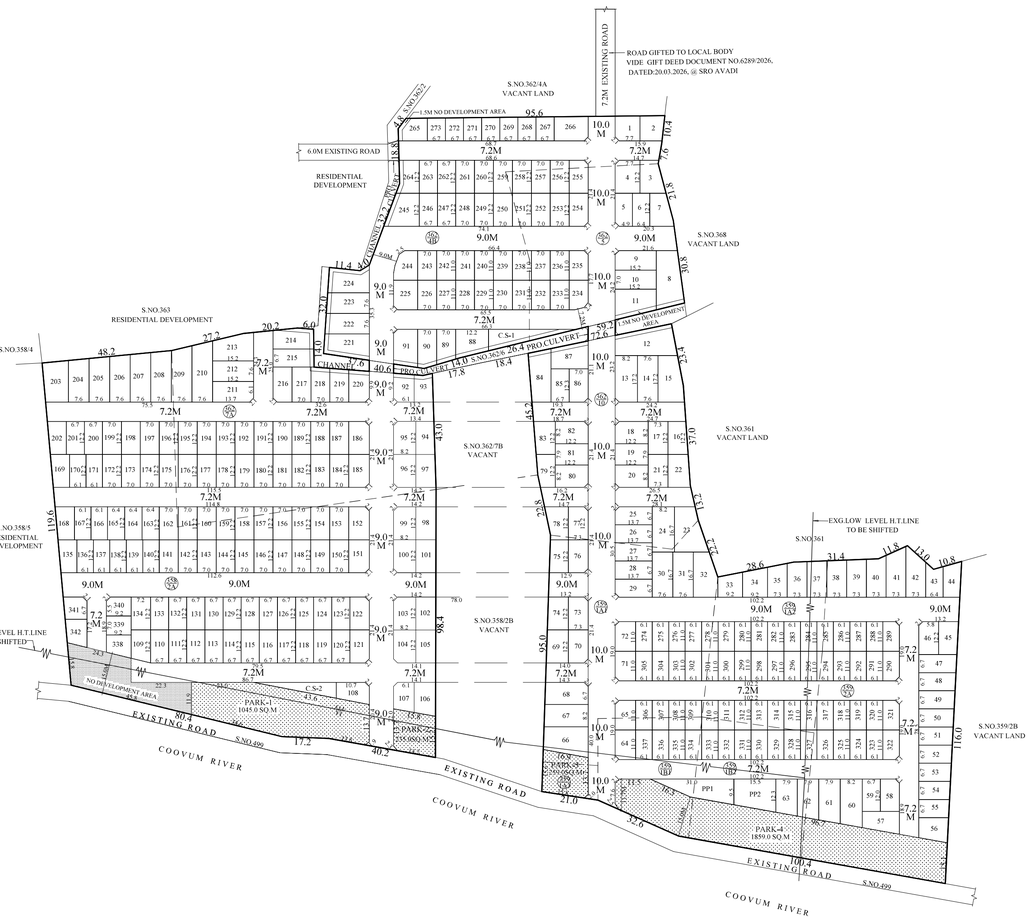
RERA Document

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

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FILE NO.L1- 0098-2026

TOTAL EXTENT	(AS PER DOCUMENT)	:	47591 SQ.M
ROAD AREA	(31%)	:	14532 SQ.M
PLOTTABLE AREA	(69%)	:	33059 SQ.M
10% OSR REQUIRED		:	3306 SQ.M
OSR PROVIDED PARK-1:1045.0+PARK-2:235.0 SQ.M PARK-3:259.0 SQ.M+PARK-4:1859.0 SQ.M		:	3398 SQ.M
1% PUBLIC PURPOSE REQUIRED		:	331 SQ.M
PUBLIC PURPOSE PROVIDED		:	348 SQ.M
(PUBLIC PURPOSE AREA-1 : 179.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 169.0 SQ.M)			
10% E.W.S.REQUIRED		:	3306 SQ.M
E.W.S PROVIDED		:	5028 SQ.M
REGULAR PLOTS	(1 TO 266)	:	266 Nos.
E.W.S. PLOTS	(267 TO 342)	:	76 Nos.
TOTAL No.OF.PLOTS		:	342 Nos.
CONVENIENT SHOP		:	2 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
   PARK 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 / TS(3) / NOC/ F- 2534 (THIRUNINDRAVUR-B VILLAGE) 3285/2026/ DATED:20.05.2026, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicants land should be filled with earth with proper compaction to the level (+)32.620m (i.e., 1.390m above the TBM of Culvert Parapet wall Top Level of (+)31.230m & 0.940m below the Full Tank Level of Thiruninravur Tank) 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 varies from 00.885m to 1.090m depending upon the existing field levels. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as dewatering arrangements during flood periods. The applicant is suggested not to have regular habitation below Road Level. The all round pavement level within the site should not be less than (+)32.620m.

2.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 as in S.F No.362/2 & 362/6 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.

3.The permission granted to the applicants, should not be altered / modified /transferred to any others. The permission is granted based on the records submitted by the applicants. If any documents found to be fake/manipulated/fabricated, in future the above permission will be cancelled without any prior intimation and amount for caution deposit, lease rent etc., will be forfeited. Hence, the applicants are solely responsible for of genuinity of the documents submitted.

4.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.

5.The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of Law and Act of both State & Central Government from time to time.

6.The applicants should not object at any time for the maintenance works /improvement works of the Channel that 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], that are proposed to be carried out by WRD in future periodically.

7.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.

8.The WRD Channel in S.F No. 362/2 & 362/6 is running in-between the applicant's land 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 applicant's land should be maintained properly without any change and without encroachments.

9.The WRD Channel in S.F No. 362/2 & 362/6 is running in-between of the applicant site 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 desilt 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 applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified full by the applicant's cost.

11.The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F No. 362/6 of Thiruninduvur-B Village Avadi Taluk, Tiruvallur District Thiruninduvur Municipality Limit as enemarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants should construct the RCC Culvert with size as mentioned in the table below as enemarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land available on both North and South sides of the channel, their permission is eligible for construction of RCC Culvert. The width of the Channel earmarked in the FMB sketch should be 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.

S.No.	Channel	Access to S.F.No.		Proposed Bed level in M.S.L	MRL in m. (-)	Minimum inner width of channel in m as per FMB	Minimum inner Vent height in m as per Hydraulic Particulars of Rock slab	Width of Culvert in m.	Area of RCC Culvert (clear) in Sq.m	No. of vents allowed
		From	To							
1	362/4	362/7A	362/4B	(+)29.480	31.920	4.65	3.10m (-) (32.62m - 29.520m)	10.00	46.50	3 No.
1	362/6	362/10	362/5	(+)29.430	31.920	3.45	3.10m (-) (32.62m - 29.520m)	9.00	33.05	3 No.
								TOTAL	77.55 (or) say 78 Sq.m	

12.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., Kosasthalayar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work breakdown schedule for above proposal should be informed to the Executive Engineer, WRD., Kosasthalayar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer.

13.The applicant should pay an annual lease rent of Rs.12,000/-(Rupees Twelve Thousand Only) for occupation of 78 sq.m and it should be paid at one lump sum for three years of Rs.36,000/-(Rupees Thirty Six Thousand Only) in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalayar Basin Division, Thiruvallur 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.

14.The applicants have to pay GST etc., separately as per norms in existence and as amended from time to time without fail.

15.The applicant should execute the lease agreement with the Executive Engineer, WRD., Kosasthalayar 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.

16.The applicant should pay the caution deposit of sum of Rs.4,00,000/-(Rupees Four lakh only) in favour of the Executive Engineer, WRD., Kosasthalayar Basin Division, Thiruvallur that 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.

17.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 in original condition.

18.The above proposed culvert will be the 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.

19.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.

20.The WRD is not responsible for the Structural Stability, safety design, drawing 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 cost. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost.

21.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.

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 Culverts at any time and any cost.

25.During Monsoon season, the applicant should remove and clear the obstruction, weeds, floating materials etc in the WRD Channel near the Culvert site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

26.The Abutment, Wing wall, Return wall, etc., for the above proposed Small Bridge should be constructed well within the applicant land and Road on either side. The proposed RCC Small Bridge should be monitored and maintained for frequent inspection by the applicant at their own cost. During Monsoon season, the applicant should remove and clear the obstructions, weeds and floating materials etc in the Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public.

27.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 concerned WRD officers before commencement of work. WRD is giving opinion only in connection with the NOC on inundation point of view and permission for construction of RCC Small Bridge aspect and does not deliver any rights to the applicant to encroach the WRD/ Government Lands.

Technical Suggestion:

a.The applicants should prepare the proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from 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 applicant 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 according to the site condition 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 in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c.The applicant for this land should get a clearance certificate from the Revenue Department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed to be ryotwari land that would be classified as "Wet and Dry" lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

d.The applicant should not let the sewage into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant 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.

e.The applicant after conversion of this land to other activity should submit their detailed plan of development to WRD with network of drains, Rain Water Harvesting, Blue-Green Infrastructure facilities, Permeable Pavements and Rain Water Conversion Ponds/ Tanks to ensure that the excess runoff generated due to the new land cover or imperviability created by roads, installations of temporary structures etc., do not generate localized flash floods due to increase in surface runoff out of this premises triggering flood scenario to the area down under. After approval of this rainwater conversion infrastructure design and plan by WRD only, the development plan should be approved by the Competant Authority.

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 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 & 1.IN G.O(Ms) No.18,MAWS DEPARTMENT,DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O Ms.No.16, MAWS-I&AI 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR-2019, RULE NO - 47 (5) NG O(Ms)No.18,MAWS DEPARTMENT,DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O Ms.No.16, MAWS-I&AI DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO DB / TS(3) / NOC/ F- 2534 (THIRUNINDRAVUR B VILLAGE) 3285/2026/ DATED:20.05.2026, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI)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

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- PARK
- EWS
- CHANNEL
- CONVENIENT SHOP

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 358/2A, 359/1A1, 359/1A2, 359/1A3, 359/1B1, 359/1B2, 359/2A, 362/4B, 362/5, 362/7A & 362/10 OF THIRUNINDRAVUR-B VILLAGE

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

Owner1	Owner2	Owner3	Owner4	Owner5	Owner6	Owner7	Owner8	Owner9	Owner10
Owner11	Owner12	Owner13	Owner14	Owner15	Owner16	Owner17	Owner18	Owner19	Owner20

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 III
ARIVAZHAKAN
Sign Date: 07/30/2026 5:04:54 PM

Planning Assistant

Planning Assistant

APPROVAL CONDITION

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

Area Panchayat

Member

Member / Panchayat President

Member / Panchayat Vice President

SCALE 1:800

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Member / Panchayat President

Member / Panchayat Vice President

Signature valid

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

QR CODE

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

Verified RealEstate
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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.