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RE REGULATORY RECORD

RERA Document

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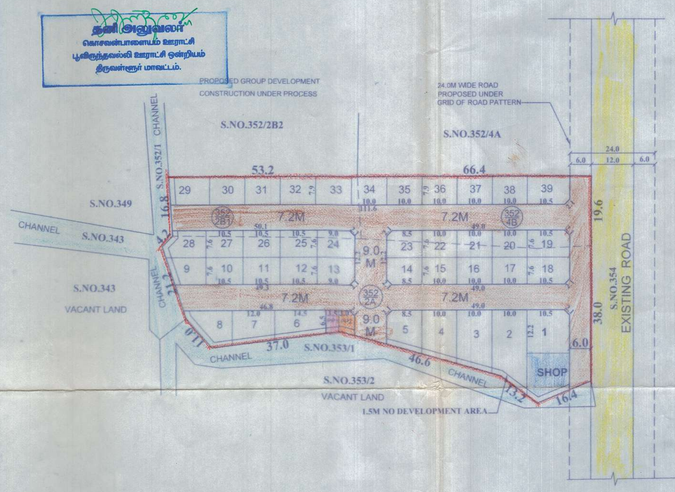
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This Office D. D. S. No. 1187 / 2023 A3
Dt: 27.7.2026 Forwarded to Kovavoyal
Panchayat for Final Approval
(0/0) Commissioner
Poonamallee Panchayat Union
27/7/2026

Approved
Tamil Engineer
பொன்னை.பஞ்சாயம் யூனியன்
புதிதாக்கப்பட்ட யூனிட் ஒன்றியம்
திருவள்ளூர் மாவட்டம்.



SITE EXTENT (AS PER PATTA)	:	5850 SQ.M
ROAD AREA	:	2184 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	49 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY : 22.00 SQ.M		
PP-2 HANDED OVER TO THE TANGEDCO : 27.00 SQ.M		
NO. OF PLOTS	:	39 Nos
SHOP	:	1 No

FILE NO : LAYOUT-1/0054/2023

2 சாலை மறைப்பு படி

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1 (0.5%)
   PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO)
   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:18829/2023,DATED:06.12.2023 @ SRO,AVADI.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F. 003665 / NOC - THIRUNINDRAVUR 'B' VILLAGE / 005729 / 2023 / DATED. 27.07.2023, 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 filling with proper compaction to the minimum level of (+)35.000m (i.e.) 1.440m above the Full Tank Level of Thirunindravur Big Tank (FTL) is (+)33,560m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from (+)1.810m to (+)1.855m depending upon the existing field levels. 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 (+)35.000m and the regular habitation should not be below MFL
2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Channel in S.F.Nos.352/1, 343/1, 2, 4 & 5 on the Western side and Southern side in S.F.Nos.349/3, 353/1 and 353/4 and Government land (Road) in SF.Nos.351, 354, 355 and 356 on Eastern side and 350/2 on Northern side of applicant site as per FMB and monitored and maintained by the applicant at their own cost. The Government Land should be maintained without encroachments as per Revenue records and the applicants should make necessary periodical arrangements for free flow of water through the existing Government Land to the downside area along the proposed site.
3. The permission granted to the applicants, should not be altered / modified/ changed to any others. Based on the 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 respensible of genuinety of the documents submitted.
4. 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,
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 of both State & Central Government from time to time.
6. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD /Government Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The Channel in S.Nos. 343/1, 2, 4 & 5, 349/3, 350/2, 352/1, 353/1 and 353/4 on Thirunindravur 'B' village stretch abutting to the applicant boundary should be marked as per FMB and monitored and maintained by the applicant 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 applicants should make necessary periodical arrangements for free flow of water through the existing channel to the downside area along the proposed site. Also the applicants should de-silt the channel periodically and remove the obstruction then and there, without any hindrance for free flow of water at their own cost within the proposed land, even after the completion of project also.
8. The Channel in S.Nos.343/1, 2, 4 &.5, 349/3, 352/1, 353/1 and 353/4 Thirunindravur 'B' village of the applicants land should be completely de-silted and re-sectioned by constructing retaining wall on either sides as well as bed lining concrete of the drain as per the FMB at the applicant's own cost. The bed level of the above course 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 drain as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments.
9. The applicant should not object at any time for the maintenance work/ improvements work of the channel which is proposed to be carried out by WRD / Local body. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD/ Local body in future periodically.
10. The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost.

Technical Suggestion:

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. 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 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 applicant should provide necessary setback distance especially on West, North-South side within 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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.
(c). The applicants 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.
(d). 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 River / Eri/Channel / Pond at any cost.
At any cost, sewage sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River/Eri/Channel/Pond restricting the free flow of water.
The owner of the document received from the applicants in respect to the ownership is purely' of applicants' responsibility and it is only for reference purpose to this department. The legal validity of this

(II) 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F.003665 / NOC - THIRUNINDRAVUR 'B' VILLAGE / 005729 / 2023 / DATED: 27.07.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV)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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- SHOP
- CHANNEL

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.

For ARUN EXCELLO CONSTRUCTIONS LLP
Authorised Signatory

OWNER SIGNATURE

V. Visalakshi.

V. VISALAKSHI
Registered Architect - CA / 2004 / 34604
CMDA Reg.No. RA / Gr-I / 19 / 03 / 056
Greater Chennai Corporation Reg. No. RA10125201 9
No. 1156, 75th Street, K.K.Nagar, Chennai - 600 078

LICENSED SURVEYOR

CONDITIONS:
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15 TID / Dated: 19/12/2023
P.P.D. L.O No: 291/2023
APPROVED
VIDE LETTER No.: Layout-1/0054/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No. 352/2A, 2B1 & 4B OF THIRUNINDRAVUR - B VILLAGE.

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

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.