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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/E-10219/NOC SIRUKALATHUR VILLAGE /1160/2025 DATED:14.03.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The Proposed culvert should be made of RCC of size and in S.F.No.390/2 and 389/2 of Sirukalathur Village surmarked 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 Government Channel / Odai, this permission is eligible for construction of Culvert.
2. The Proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge 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 S.F.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 Government Channel original bed level ascertained and restored for the free flow direction from its origin.

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. Existing road level on western side S.No.385 : (+) 21.240m
2. MFL during past year nearby site : (-) 21.500m
3. Proposed bed level of channel : (+) 19.550m
4. Proposed deck slab bottom level of RCC Culvert : (+) 22.490m
5. Width of the culvert as per FMB channel : 3.400m
6. Width of culvert (Carriage way width) : 15.10m

S.No.	Channel S.No	Access to S.No		Proposed bed level in m (+)	MFL in m (+)	Minimum inner Width of channel in m as per FMB	Minimum Inner Vent height in m at bottom level of deck slab	Width of RCC Culvert in m	Area of RCC Culvert in Sq.m	No of vents allowed
		FROM	TO							
1.	390/2 & 389/2	3000 JAS	Lavoy Road	19.550 m	21.500 m	3.40m	1.850m or (+) 22.400	15.10m	51.34 Sq.m	1 No.
								Total	Say 52.00 Sq.m	

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the 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,, Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer.

4. The Government Channel in S.F.No.390/2 and 389/2 running within the applicant's land should be completely desilted and resectioned by constructing retaining wall on both side of the Government Channel along entire boundary as per the FMB at the applicant's own cost.
5. The applicants should clearly demarcate their boundary especially on both side of Channel in S.F.No.390/2 and 389/2 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel abutting the land. Moreover, the width of entire Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.
6. The statutory setback distance should be provided within the site as per site conditions along the channel 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 activity in setback area in future also. Moreover, the applicant should provide adequate passage along the channel course as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work / improvement work of the channel which are proposed to be carried out by WRD.
7. The Government Channel abutting the applicant's boundary on both side should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channel to the downside area within the proposed site. Also, the applicants should de-silt the Government 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, after the completion of project.
8. The applicant should pay an annual lease rent of Rs.15,000/- (Rupees Fifteen thousand only) for utilising Government land of 52.00 sq.m., in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD,, Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.45,000/- (Rupees forty five Thousand only) in advance before the commencement of work. During execution / after construction of above Culvert, if any deviations are noted during measurements, accordingly the lease rent also are to be revised respectively.
9. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

10. The applicant should execute the lease agreement with 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.
11. The applicant is also to pay the cushion deposit of sum of Rs.2,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, WRD,, Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert, Government 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.
12. 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.
13. The Allotment, Ving wall, Return wall, etc., for the above proposed Culvert should be constructed 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.
14. 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.
15. The permission granted to the applicant, 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 false / 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 applicant is solely responsible of genuinety of the documents submitted.
16. 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.
17. 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 Small bridge. 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 not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.
18. The WRD officer's 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 permission for construction of Culvert aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands.
19. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
20. The applicant not should not object at any time for the maintenance work / improvements work of the channel which is to be carried out by WRD in future periodically.
21. The applicant should maintain the channel area as is in condition of Environmental, Ecology, and Nuisance and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.
22. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagmen, 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.
23. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.
24. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)22.400 m 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 m depth to achieve the required degree of compaction for a depth varying from 2.010m to 2.050m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+)22.400m (ie.,2.9m above the Bench mark of sill level of sluice No.1 of Chembarambakkam Tank is (+)19. 750m.). The all round entire pavement level within the site should not be less than (+)22.400 m. The applicant is suggested to have regular habilitation not below the MFL, since the existing field levels are below MFL.
25. The applicant should not object the common public for using the Culverts at any time and any cost.
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 inconvenience to common public.

TECHNICAL SUGGESTIONS:

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

b. 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.
c. Since the site exists abutting Channel in S.F.No.390/2 and 389/2, the necessary setback distance should be provided within the site 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 / 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
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 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.

The owner of 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 based 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 with NOC on Inundation point of view along with permission for construction of culverts to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

@[TNCDBB-2019, RULE NO : 4" (8) IN G.O(Ms) No.1&,MAWS DEPARTMENT DATED-04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA) 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.

@[TNCDBB-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 BYPWD IN THEIR LETTER NO.DB/T5(3)/E-10219/NOC SIRUKALATHUR VILLAGE /1160/2025/ DATED:14.03.2025, AND SHALL OBTAIN A CONFIRMING THE COMPLIANCE OF THE CONDITION 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

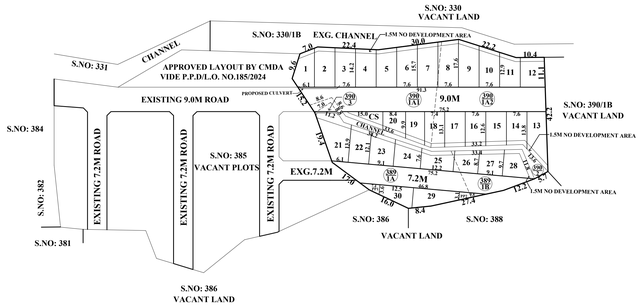
LEGEND:

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

APPROVAL CONDITION

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

LAYOUT-1 / 315 / 2024



TOTAL EXTENT (AS PER DOC)	: **4087 SQ.M**
ROAD AREA (30%)	: **1244 SQ.M**
PLOTTABLE AREA (70%)	: **2843 SQ.M**
1%PUBLIC PURPOSE AREA	: **28 SQ.M**
PUBLIC PURPOSE PROVIDED	: **30 SQ.M**

(PUBLIC PURPOSE AREA-1 : 15.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 15.0 SQ.M)

TOTAL NO.OF PLOTS	: **30 Nos.**
CONVENIENT SHOP	: **1 No.**

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 IN LETTER NO.DB/T5(3)/F-10219/NOC SIRUKALATHUR VILLAGE /1160/2025/ DATED:14.03.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The Proposed Culvert should be made of RCC of size and in S.F.No.390/2 and 389/2 of Sirukalathur Village 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 Government Channel / Odai, this permission is eligible for construction of Culvert.

2. The Proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge 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 S.F.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 Government Channel original bed level ascertained and restored for the free flow direction from its origin.

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. **Existing road level on western side S.No.385 : (+) 21.240m**
2. **MFL during past year nearby site : (+) 21.500m**
3. **Proposed bed level of channel : (+) 19.550m**
4. **Proposed deck slab bottom level of RCC Culvert : (+) 22.400m**
5. **Width of the culvert as per FMB channel : 3.400m**
6. **Width of culvert (Carriage way width) : 15.10m**

S.No	Channel S.No	Access to S.No FROM	Access to S.No TO	Proposed Bed level in m (+)	MFL in m (+)	Minimum inner Width of channel in m as per FMB	Minimum Inner Vent height in m or bottom level of deck slab	Width of RCC Culvert in m	Area of RCC Culvert in Sq.m	No of vents allowed
1.	390/2 & 389/2	390/1A1	Layout Road	19.550 m	21.500 m	3.40m	2.850m or (+) 22.400	15.10m	51.34 Sq.m	1 No.
								Total	Say 52.00 Sq.m	

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the 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,, Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer.

4. The Government Channel in S.F.No.390/2 and 389/2 running within the applicant's land should be completely desilted and resectioned by constructing retaining wall on both side of the Government Channel along entire boundary as per the FMB at the applicant's own cost.

5. The applicants should clearly demarcate their boundary especially on both side of Channel in S.F.No.390/2 and 389/2 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel abutting the land. Moreover, the width of entire Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.

6. The necessary setback distance should be provided within the site as per site conditions along the channel 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 activity in setback area in future also. Moreover, the applicant should provide adequate passage along the channel course as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work / improvements work of the channel which are proposed to be carried out by WRD.

7. The Government Channel abutting the applicant's boundary on both side should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channel to the downside area within the proposed site. Also, the applicants should de-silt the Government 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, after the completion of project.

8. The applicant should pay an annual lease rent of Rs.15,000/- (Rupees Fifteen thousand only) for utilising Government land of 52.00 sq.m., in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD,, Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.45,000/- (Rupees forty five Thousand only) in advance before the commencement of work. During execution / after construction of above Culvert, if any deviations are noted in above measurements, accordingly the lease rent also are to be revised respectively.

9. The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

10. The applicant should execute the lease agreement with 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.

11. The applicant is also to pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, WRD,, Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert, Government 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.

12. 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.

13. 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.

14. 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.

15. The permission granted to the applicant, 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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.

16. 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.

17. 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 Small bridge. 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 not be held responsible design and drawing adopted for proposed construction of RCC Culvert.

18. 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 permission for construction of Culvert aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands.

19. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

20. The applicant should not object at any time for the maintenance work / improvements work of the channel / tank 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 to be carried out by WRD in future periodically.

21. 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.

22. 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.

23. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

24. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)22.400 m 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 m depth to achieve the required degree of compaction for a depth varying from 2.010m to 2.050m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+)22.400m (ie.,2.9m above the Brench mark of sill level of sluice No.1 of Chembarambakkam Tank is (+)19. 750m.). The all round entire pavement level within the site should not be less than (+)22.400 m. The applicant is suggested to have regular habilitation not below the MFL., since the existing field levels are below MFL.

25. The applicant should not object the common public tor using the Culverts at any time and any cost.

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 inconvenience to common public.

TECHNICAL SUGGESTIONS:

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

c. Since the site exists abutting Channel in S.F.No.390/2 and 389/2, the necessary setback distance should be provided within the site 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 / 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

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 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.

The owner of 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 with NOC on Inundation point of view along with permission for construction of culverts 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 (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-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 BYPWD IN THEIR LETTER NO.DB/T5(3)/F-10219/NOC SIRUKALATHUR VILLAGE /1160/2025/ DATED:14.03.2025, AND SHALL OBTAIN A CONFIRMING THE COMPLIANCE OF THE CONDITION 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
- SHOP

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

Application Number:

Plan Receipt No. and Date:

Deputy Planner (Enforcement):

Deputy Planner (GP):

Deputy Planner (SP):

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Deputy Planner (GP)

Deputy Planner (SP)

Signature Not Verified
Digitally Signed by Assistant Director
Date/Time: 05/03/2025 5:07:34 PM
Reason: Approved
Location: Chennai Metropolitan Development Authority
Contact No.: 044-45674567

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

QR CODE

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 389/1A, 1B, 390/1A1, 1A2 & 390/3 OF SIRUKALATHUR VILLAGE.

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

Name	Name	Name	Name	Name	Name	Name	Name	Name	Name	Name
Signature	Signature	Signature	Signature	Signature	Signature	Signature	Signature	Signature	Signature	Signature

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.

Name
Signature

Signature Not Verified
Digitally Signed by Registered Engineer Grade II: Alfin Jacob
Sign Date: 04/29/2025 2:44:53 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

LAYOUT-1 / 315 / 2024

TOTAL EXTENT (AS PER DOC)	:	4887 SQ.M
ROAD AREA (30%)	:	1244 SQ.M
PLOTTABLE AREA (70%)	:	2843 SQ.M
1%PUBLIC PURPOSE AREA	:	28 SQ.M
PUBLIC PURPOSE PROVIDED	:	30 SQ.M
(PUBLIC PURPOSE AREA-1 : 15.6 SQ.M), (PUBLIC PURPOSE AREA-2 : 14.4 SQ.M)		
TOTAL NO.OF PLOTS	:	30 Nos.
CONVENIENT SHOP	:	1 No.

NOTE:

1. SPLAY-4.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA / PUBLIC PURPOSE AREA-1 / PUBLIC PURPOSE AREA-2 — TO REFER FINAL LETTER

CONDITIONS :

(i) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO DB/TNIP/PAMP19/NOC SIRUKALATHUR VILLAGE 3100/2025 DATED 14.03.2025 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The Proposed Culvert should be made at RCC of size mid in S.F.No.390/2 and 389/2 of Sirukalathur Village surrounded 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 Government Channel / Odai this permission is eligible for construction of Culvert.

2. The Proposed Culvert shall be made up of RCC Type with a minimum vent letter size, width and height of Bridge are specified below should be well within the boundary. The site & dfl level of the proposed RCC Culvert Should be maintained as mentioned below in the specified S.F.No. and should be put concerned only in the presence of WRD officials. The bed level of the Culvert should be Road in presence of the Executive Engineer concerned only after the existing Government Channel original bed level were leaned and restored for the free flow direction from its origin.

The Hydraulic particulars of the proposed RCC Culvert are as follows:-

1.	Existing road level on western side S.No. Rd	(+) 21.2.00m
2.	MPL during past year nearby site	(+) 21.800m
3.	Proposed bed level of channel	(+) 19.800m
4.	Proposed dark fish bottom level of RCC Culvert	(+) 21.400m
5.	Width of the culvert as per PWD channel	3.00m
6.	Width of culvert (Clearage way width)	: 10.10m

S.No.	Channel S.No.	Existing Bed Level in m (+)	Proposed bed level in m (+)	MPL in m (+)	Minimum bank Height in m as per PWD level of bank slab	Maximum bank Height in m as per PWD level of bank slab	Area of RCC Culvert in Sq.m	No. of vents allowed
1.	389/1A, 389/2, 389/3	19.600 Existing Bed Level	19.800	21.800	1.80m	3.000m or (+) 22.800	15.10m	21.14 Sq.m	1 No.
						Total		Say 21.10 Sq.m	

3. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural Engineer and the same should be submitted to the Executive Engineer, WRD, Kosasthaliyar Basin Division, Thiruvallur, for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for the above proposed should be informed to the Executive Engineer, WRD, Kosasthaliyar Basin Division. The overlier for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer.

4. The Government Channel in S.F.No.390/2 and 389/2 running within the applicant's land should be completely desilted and remembered by constructing retaining wall on both side of the Government Channel along entire boundary as per the PMB at the applicant's own cost.

5. The applicants should clearly demarcate their boundary especially on both side of Channel in S.F.No.390/2 and 389/2 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel obstituting the land. Moreover the width of entire Government Channel as per Revenue records (PWD) stand & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.

6. The necessary arch culvert should be provided within the site as per site conditions along the channel as per the norms as 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.4267 / 2019-BA2 / 13.03.2019) during development and shown should not be any unauthorized activity in setback area in future also. Moreover the applicant should provide adequate passage along the channel course as per norms which are found necessary for accessing purposes of the heavy machinery for maintenance work / improvements work of the channel which are proposed to be carried out by WRD.

7. The Government Channel abutting the applicant's boundary on both side should be marked as per PMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary arrangement for free flow of water at their own cost within the proposed land, after the completion of project.

8. The applicant should put an annual lease cost of Rs.11,000/- (Rupees Fifteen Thousand only) for utilizing Government land of 52.00 sq.m. in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosasthaliyar Basin Division, Thiruvallur and it should be paid at one instance for three years of Rs.45,000/- (Rupees forty five Thousand only) in advance before the commencement of work. During execution / after construction of above Culvert. If any deviations are noted in above mentioned aspects, action should be taken as per rules in force and the lease cost also are to be revised respectively.

9. The applicant has to pay for this lease, GST etc., repudiably as per norms in existence and as amended from time to time without fail.

10. The applicant should execute the lease agreement with Executive Engineer, WRD, Kosasthaliyar 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 guidelines value / Government orders.

11. The applicant is also to pay the caution deposit of sum of Rs.1,00,000/- (Rupees Two lakh only) in favour of the Executive Engineer, WRD, Kosasthaliyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert, Government 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.

12. The applicant should and shall not claim any privilege on the above mentioned 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 ground public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and so well as legal entity. Further, the leased portion land has to be handed over to this department as it is original condition. The above proposed RCC Culvert will be the Government WRD property after this construction.

13. 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 Proposed inspection by the applicants of 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 & their own cost. The applicant should not damage the Government property and renew any inconvenience to common public.

14. In case of transfer of the above said lands to the third party / association in future, in such case the lease cost should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed Culvert also removed without any correspondences, for which applicant is not entitled for any compensation and so well as legal entity.

15. The permission granted to the applicant, should not be allowed / modified / changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be false / 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 applicant is solely responsible of genuinity of the documents submitted.

16. 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 of their cost so as to protect the erosion in future.

17. 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 Small bridge. 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 not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.

18. The WRD officers should be allowed to inspect the site at any time during execution and their safety. If necessary. Advance intimation should be given to the concerned WRD officer's before commencement of work. WRD is giving opinion only in connection with the permission for construction of Culvert project and does not disbrow any rights to the applicant to encroach the WRD / Government Lands.

19. The applicant should abide by the rules and regulation of the WRB from time to time. The applicant should also abide cost of law of both State & Central Government from time to time.

20. The applicant should not object at any time for the maintenance work / improvement work of the channel / land 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 / developmental works as per Revenue records (PMB) which are to be carried out by WRD in future periodically.

21. The applicant should not claim any privilege on the above mentioned 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 ground public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and so well as legal entity. Further, the leased portion land has to be handed over to this department as it is original condition. The above proposed RCC Culvert will be the Government WRD property after this construction.

22. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagmen, 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 unforeseen incident upto completion of work.

23. The applicant should not carry out any other river masonry structure or across the channel without prior permission from WRD. The applicant should provide a passes concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damages to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

24. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)21.400 so to protect the site from inundations during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 m depth to achieve the required degree of compaction for a depth varying from 1.0/1m to 1.50/m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+)21.400m (i.e.) the above the Branch mark of all level of shales No.1 of Chandi or melaikkottai Taluk is (+)19. 750m). The all round under permanent level within the site should not be less than (+)21.400 m. The applicant is suggested to have regular habilitation and below the MPL, above the existing field levels are below MPL.

25. The applicant should not object the remains public for using the Culvert's at any time and any cost.

26. During monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site & their own cost. The applicant should not damage the Government property and renew any inconvenience to common public.

TECHNICAL SUGGESTIONS:

a.The applicant should prepare the developmental proposal by considering the suitable internal storm water drainage network, to annex drain of suitable size within the site as per site condition and the same should be connected to the local drain channel rainwater harvesting, roads with road side drains sewerage treatment plant and its disposal and garbage/medicines 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 underground drainage (Treated or Untreated) should not be let into drain channel/rivers at any cost and the debris and other materials should not be dumped into the drain over flow 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 natural drain in downstream.

b. 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.

c. Since the site entire abutting Channel in S.F.No.390/2 and 389/2, the necessary setback distance should be provided within the site 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.4267 / 2019-BA2 / 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

d. The sewage water from the applicants' land should not be let 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.

The owner of the document received from the applicant in respect to the encroachment is purely of applicant's responsibility and it is only for reference purpose in this department. The legal validity of this document should be verified by the Development / Revenue authorities. The possible remarks on encroachments are purely based 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 with NOC or formulation point of view along with permission for construction of culvert/s in the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

AS PER CMDA 2019, RULE NO : 47 (1) (c) IN G.O.(Ms).No.18,MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.(Ms).No.16 MAWS (M4) DEPARTMENT DATED 11.1.2020 AND PUBLISHED IN TNGO ISSUE No.6 DATED 31.01.2020,

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE", WITHIN THE ABOVE CEILING 9.5% 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.

As TNCDBR-2019, RULE NO: 47 (1):

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.

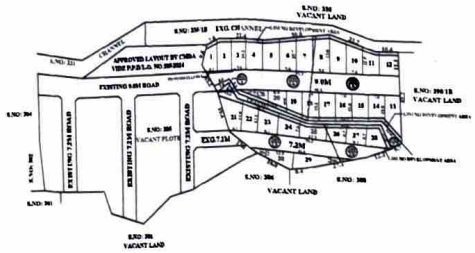
(iv) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED IN THEIR LETTER NO.DR.TNIP/ P-19/2019/NOC SIRUKALATHUR VILLAGE 3100/2025 DATED 14.03.2025, AND SHALL OBTAIN A CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(v) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

@ MINIMUM 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
- SHOP



ஒப்புதல் அளிக்கப்படுகிறது
மனைப்பிரிவு / கட்டிடம்
அரசு ஆணை எண்.255/18.8.97ல் உள்ளபடி
இணைப்பில் கண்டுள்ள இவ்வலுவலக உத்தரவு
எண்.மூ.மு.01/25.26.....நாள் 3.7.2025ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடம்
ஒப்புதல் அளிக்கப்படுகிறது
உதவி / நிர்வாக அலுவலர்
சிறுகளத்தூர் ஊராட்சி
குன்றத்தூர் ஒன்றியம் (இ) படம்

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 389/1A, 1B, 390/1A1, 1A2 & 390/3 OF SIRUKALATHUR VILLAGE.

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

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 Chief Planner / Chief Planner / Member-Secretary
Layout Division.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ Licensed 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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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.