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Official Property Record



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FILE NO.LAYOUT-1/ 0289 / 2024

TOTAL EXTENT(AS PER DOCUMENT)	:	**4047 SQ.M**
ROAD AREA (17%)	:	**703 SQ.M**
PLOTTABLE AREA (83%)	:	**3344 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**344 SQ.M**
10% OSR CHARGES REQUIRED	:	**34 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**34 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**33 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**36 SQ.M**

(PUBLIC PURPOSE AREA-1 : 18.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 18.0 SQ.M)

NO.OF.PLOTS : **24 Nos.**

NOTE:
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 — TO REFER FINAL LETTER

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3) / F.NOC 9194 ARASANKAZHANI VILLAGE 10918/2023/DATED:30.12.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)11.050m i.e. 1.600m above the Arasankalani Velathangal Tank Weir crest level as (+)9.450m 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 1.730m 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 and as well as dewatering arrangements during flood periods. The all round pavement level within the site should not be less than (+)11.050m and the regular habitation should not be below MFL.

2.The applicants should clearly demarcate 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 Government land and the same should be maintained as it is in the Revenue records.

3.The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicant, 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 applicant is solely responsible 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 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.

6.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant 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 applicant should not object at any time for the maintenance works /improvement works of the Tank which are proposed to be carried out by WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement / development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically

8.The applicant should not carry out any other cross masonry structures across the River/En/ Channel / Pond without prior permission from WRD If any damages occurred to the Channel / Odai or any water bodies that belong to government, the same should be restored and rectified to its original condition at their own cost by the applicant. Technical Suggestion:

TECHNICAL SUGGESTION:

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains (ie.) the peripheral drain of size not less than the 0.60m x 0.90m and lateral drain of suitable size within the site as per site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicants should make drainage network. at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

b.The necessary setback distance not less than 3.0m especially on Northern side should be provided with in the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No. 4367/2019-BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c.The sewage water from the applicant's 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 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 river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

d.The applicant 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.

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 on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity

(II) TNCDBR-2019,RULE NO: 47 (8) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.07.2019 & & AMENDMENTS APPROVED IN G.O.Ms.No.16,(MA1)DP.DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

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 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 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

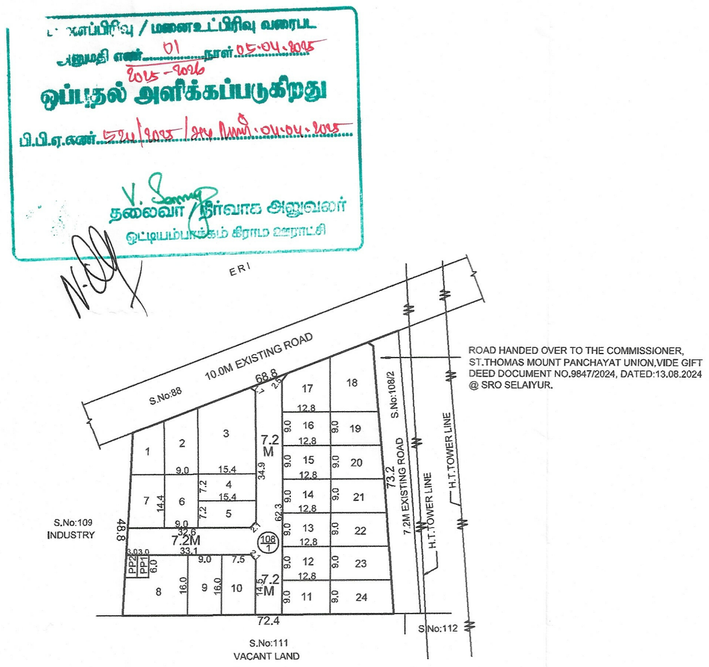
(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F.NOC 9194 ARASANKAZHANI VILLAGE 10918/2023/DATED:30.12.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- ERI



ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:108/1 OF ARASANKAZHANI VILLAGE.

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

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALIDSUBJECT 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
Approved
Digitally Signed by V. Kirubakaran
Designation:Member Secretary
Date:Rev-24/06/2025 11:10:29(IST)
Approval No. : 15_APPD_21224_TNCDBR_NOC
Approved Date : 24/06/2025 10:38:39AM
Permit No. : CMDA/NOC

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

KEY NO. 5688

QR CODE

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

Signature valid
Digitally Signed by
Architect: S.SENTHIL KUMAR
Sign Date: 02/07/2025 2:59:07 PM

Applicants (Owner / Developer / Power of Attorney)

ISO_full_bleed_A1_(841.00_x_594.00_MM)

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

Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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