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Official Property Record



NOTE :

- CONDITIONS :**

1. The applicant's land should be filled with earth filling with proper compaction to the minimum level of $>15000 \text{ kg/m}^2$ (i.e. 0.525m below the datum of set of the Otiyanbakhank Weir which is $\pm 6.425\text{m}$) to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 30 metre depth to achieve required degree of compaction for the depth varying from 1.650m to 1.905m depending upon the existing field level. 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 applicant is suggested not to have regular habitation below MFL. The all round paved level within the site should not be less than $\pm 135.70\text{m}$.

2. The applicant 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.

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 seen to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuineness 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 in both State & Central government from time to time.

6. The applicant should not object at any time for the maintenance works / improvements works of the Odi (surplus course) which are proposed to be carried out by WRD.

7. 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 (FMD) which are proposed to be carried out by WRD in future periodically.

8. The applicant should be allowed to inspect the site at any time, during execution and thereafter, if necessary. Advance intimation should be given to the Government Channel. If any documents seen to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuineness of the documents submitted.

9. WRD is giving option only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Channel/River. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.

TECHNICAL SUGGESTION.

(a) As per the revenue records it is observed that some plan made channel or dry-season channel or patta channel are found within the applicant's site. The applicant has to form necessary suitable storm water drainage network (lateral & peripheral) and roads with road side drain so that the lateral disposal of storm water discharge into the Odai & Maduvu which running on North & South during rainy season in order avoid inundation since, the applicant land is seems to be very huge extent.

(b) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network with macro drain of size 180mm x 120mm should be constructed all round the applicant site with a bed level of +54.50mm and peripheral drain of size not less than 0.90 x 0.75m and lateral 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 drains and sewage 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.

(c) The storm water and sewage (if any) and untreated should not be dumped into Erich channel/road at any cost and the debris and other materials should not be dumped into the drain/surplus course obstructing free flow of water. The applicant 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.

(d) Since the site's boundary in S.F.No. 642, 65 exists in close proximity with the water body (i.e., Odai which is the Ottayambakkam Surplus course), considering the magnitude of flood discharge, the setback distance of not less than 3.00m, especially on Southern side should be provided within the proposed site, as per site condition and the norms in existence, 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 No.A/367/2019-PA/2/13.03.2019) during development especially on Northern side. Further, 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.

(d) The water and sewerage disposal and disposal of the sewage water, suitable arrangements should be made for the same by the applicants as well as the construction materials/debris/garbages should not be dumped into the channel at any cost.

(f) 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 restricting the free flow of water.

(f) The applicant should get clearance certificate for his 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.

(f) The Bore wells should be provided by the applicant as per the rules in force as well as the norms in existence that should not affect the surrounding bore wells/wells of ground water level of private land owners. The provision of bore wells should be done after getting prior permission from the competent authorities WRD, E.B. etc., since the land is very near to the Ottayambakkam tank, Madurambakkam Maduvu & Ottayambakkam odai.

(g) The private patta lands situated within the proposed wet lands should not be acquired by the applicant. The revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation with tank field channel according to Court of Law and at any cost WRD will not be responsible for any litigation raised by the above private land owners. However the applicant should give an undertaking to the effect regarding the private wet patta lands within the boundary of the applicant wet lands stating that the applicant have assured to convert their land to feed irrigation to the un purchased adjacent. The outlet and inlet channels which are associated within the applicant patta lands would be handed over to the WRD and should be maintained properly by the applicant.

(h) The private patta lands situated within the proposed wet lands which are not acquired by the applicant should be prone with approach roads and should be handed over to the local body after completion of the project.

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 and conditions are stated in the technical drawing on the basis of the physical condition of the site.

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

(I) D/C/D/R PERMIT NO. 47 (8) IN G.O.Ms No. 18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms No. 16, MAWS (MAD) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TTNGS ISSUE No.41 DATED 31.01.2020 ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TOWNSHIP. (II) D/C/D/R PERMIT NO. 47 (9) IN G.O.Ms No. 18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms No. 16, MAWS (MAD) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TTNGS 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) D/C/D/R PERMIT 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DR(TS)/F-NOC 3107 OTTIVYABAKKAM VILLAGE 5322/2024/DATED.28.06.2024 OBTAINED DURING AND SHALL OBTAIN A LETTER FROM PWD REGARDING 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.

(VII) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

(VIII) NOC FROM ASI TO BE OBTAINED FOR ALL PLOTS BEFORE TAKING UP DEVELOPMENT (a.e) CONSTRUCTION OF BUILDING IN THE SITE UNDER REFERENCE. (i.e.FROM 100m TO 300m DEPTH)

(IX) THE APPLICANT SHALL I DEVLOP STILL FLOOR MAINTAINING NO HABITATION BELOW MAXIMUM FLOOD LEVEL AS PER THE WRD REMARKS.

LEGEND :

- ☐ SITE BOUNDARY
☐ PROPOSED ROAD
☐ EXISTING ROAD
☐ PARK
☐ PUBLIC PURPOSE - 1
☐ PUBLIC PURPOSE - 2
☐ E.W.S

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

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

Signature valid
Digitally Signed by:
Registered Engineer-Grade III:
ARIVAZHAKAN RAG
Sign Date: 03/12/2025 2:30:41 PM

KEY NO.	0688
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QR
CODE

LAYOUT OF HOUSE SITES IN S.Nos. 74/1A, 74/2C2, 75, 76/2A2, 76/2A3A, 76/2A3B, 78/2, 79/1, 86/1 & 86/2 OF OTTIYAMBAKKAM VILLAGE.

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

[illegible]

Our services go beyond



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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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real estate journey

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