Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

TOTAL EXTENT (AS PER DOCUMENT)	:	**15783 SQ.M**
ROAD AREA (31%)	:	**4911 SQ.M**
PLOTTABLE AREA (69%)	:	**10872 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**109 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**158 SQ.M**
(PUBLIC PURPOSE AREA-1 : 77.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 81.0 SQ.M)		
10% E.W.S. REQUIRED	:	**1087 SQ.M**
E.W.S.PROVIDED	:	**1097 SQ.M**
REGULAR PLOTS (1TO 53)	:	**53 Nos.**
E.W.S.PLOTS (54 TO 69)	:	**16 Nos.**
TOTAL No.OF.PLOTS	:	**69 Nos.**



மனைப்பிரிவு / மனைஉட்பிரிவு வரைபட
அனுமதி எண்: 34 நாள்: 10.09.2025
2025-2026
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ.எண்: CMDA/PP/LAYOUT-1/0021/2025
V.
தலைவர்/நிர்வாக அலுவலர்
ஒட்டியம்பாக்கம் கிராம ஊராட்சி

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

Ⓟ PARK AREA (OSR-1 :4308.02 SQ.M + O.S.R -2 : 5812.60SQ.M =10120 SQM) - WAS ALREADY PROVIDED IN THE EARLIER APPROVED PLANING PERMIT NO. 11983 C/PP/MSB/42(A TO Q)/2019 DATED:10.09.2019 VIDE OSR GIFT DEED DOCUMENT NO.1467/2019, DATED:07.02.2019.

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T1/ARASANKALANI /BSCPL/CMDA/2016/DATED:29.06.2016, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The existing ground level of the site should be raised to a minimum level of (+) 6.300 m (i.e. 1.20 m above the top level of Semmanjeri Nookampalayam cement concrete road) with filling varying from 1.410 m to 2.060 m over the entire area of the applicant site So, as to avoid inundation from the full tank level of Arasankazhani Velanthangal tank
2. The applicant should provide a setback of 5 m and in that they should form a catch-drain cum flood drain channel of size 4.00 m x 1.20 m at their own cost (including free board of 0.30 m) with a bed level of (+) 5.100 m along the Northern boundary of the applicant site to discharge the surplus water of Arasankalani Velanthangal during rainy season.
3. The applicant should also provide a setback of 8 m in the area to be provided for OSR and in which they should form a flood drainage channel as complimentary Channel to Ottiyambakkam Odai within the applicant land at his own cost for a clear width of 7.00 m along the alignment of the macro drain provided by the DLF Housing Colony in their Campus for discharge the surplus water from Ottiyambakkam Odai during rainy season.
4. Proper storm water drainage channel of size 0.60 x 0.90 m should be constructed all-round the site (bed level (+) 5.300 m) by the applicant at their own cost and this channel linked with the proposed road side catch -drain cum flood drain channel in front of the site (Northern side) and Ottiyambakkam Odai channel in Southern side of the site as shown in drawing for drain out the rain water.
5. No sewage should be let into the adjacent land and Ottiyambakkam Odai and necessary permission should be got by the applicant from the competent authorities for the treatment and disposal of sewage.
6. The applicant should provide rain water harvesting arrangements at the above site at their own cost after getting the approval.
7. The PWD Officials should be allowed to inspect the site at any time during execution of works.
8. No encroachment activities should be done in the existing land between the tank bund toe & applicant land boundary also government tharisu land in eastern side and it should be maintained as it is in the Revenue Records.
9. Necessary demarcation should be done at the northern side by the Revenue Department in the Presence of the P.W.D., Officials and the applicant should lay the boundary posts of size 0.15 x 0.15 x 1.50 m.

Failing to comply with any of the above conditions Water Resources Department rights to withdraw the report on inundation point of view to the above Survey Nos. and in that event the applicant shall not be eligible for any compensation whatsoever.

(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 (9) 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.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(IV)TNCDBR-2019, RULE NO: 47 (11)

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

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T1/ARASANKALANI /BSCPL/CMDA/2016/DATED:29.06.2016, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

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

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- ERI
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS

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

ST THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 92/1 & 98 OF ARASANKALANI VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

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

Signature valid.
Digitally Signed by
Registered Engineer, Grade I: Murali
Sign Date: 05/09/2025 12:51:34 PM

Applicants (Owner / Developer / Power of Attorney)

QR CODE

ISO_A0_(841.00_x_1189.00_MM)

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

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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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.