

SITE EXTENT (AS PER PROPOSED LAYOUT)	=	14551 SQ.M
ROAD AREA	=	4462 SQ.M
PARK AREA	=	1081 Sq.M
PUBLIC PURPOSE AREA (1%)	=	118 Sq.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 59 Sq.m		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 59 Sq.m		
REGULAR PLOTS (1 TO 84)	=	84 Nos
E.W.S. PLOTS (85 TO 105) 1081 SQ.M	=	21 Nos
NO. OF PLOTS	=	105 Nos
CONVENIENT SHOP	=	3 Nos

93x65

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA
- PARK AREA
- PUBLIC PURPOSE AREA-1
- PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED  
DOC.NO: 9333 / 2021, DATED: 14 / 12 / 2021 @ SRO, TAMBARAM

CONDITIONS :

- (I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO.DB/T5(3)/ F- NOC 2452 - VENGAMBAKKAM VILLAGE-II / 2022 / DATED: 25.03.2022 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- THE APPLICANT'S LAND SHOULD BE FILLED WITH EARTH FILLING WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+) 8.980M (i.e.) 0.293M ABOVE THE CREST LEVEL OF SURPLUS WEIR (+) 8.687M OF VENGAMBAKKAM TANGAL 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 VARYING FROM 1.090M TO 1.370M DEPENDING UPON THE EXISTING FIELD LEVELS. ALSO, THE APPLICANTS SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER, IF IT IS PROPOSED TO HAVE BASEMENT FLOOR AND AS WELL AS DEWATERING ARRANGEMENTS DURING FLOOD PERIODS.
  - THE ALL ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+) 8.980M. THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL ALONG WITH REALIGNMENT OF THE PLAN MARKED CHANNELS IN S.F. NO.134 BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK (PERIPHERAL) OF 0.90M X 0.60M SIZE AND LATERAL DRAINAGE OF SUITABLE SIZE AS PER SITE CONDITIONS AND THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN / CHANNEL, RAINWATER HARVESTING 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.
  - THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED WITHIN THE SITE BY THE APPLICANT 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 AND THERE SHOULD NOT BE ANY CONSTRUCTION ESPECIALLY ON SOUTH AND EASTERN SIDES. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
  - THE APPLICANTS SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF REVENUE AUTHORITIES AND WRD. THE APPLICANTS SHOULD ALSO MAINTAIN THE MEASUREMENT IN THE REVENUE RECORDS AND SHOULD NEVER BE ALTERED AND MUST BE MAINTAINED AT ALL TIME WITHOUT ANY ENCROACHMENTS AND SHOULD BE MAINTAINED AS PER REVENUE RECORDS (FMB).
  - THE PERMISSION GRANTED TO THE APPLICANTS SHOULD NOT BE ALTERED / MODIFIED/ CHANGED TO ANY OTHERS. BASED ON THE RECORDS SUBMITTED BY THE APPLICANTS, THE PERMISSION IS GRANTED. IF ANY DOCUMENTS SEEM TO BE FAKE / MANIPULATED / FABRICATED, IN FUTURE THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE. HENCE, THE APPLICANTS ARE SOLELY RESPONSIBLE OF GENUINETY OF THE DOCUMENTS SUBMITTED.
  - 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.
  - THE APPLICANTS SHOULD ABIDE BY THE RULES AND REGULATION OF THE WRD FROM TIME TO TIME. THE APPLICANTS SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE & CENTRAL GOVERNMENT FROM TIME TO TIME
  - THE APPLICANTS SHOULD GET CLEARANCE CERTIFICATE FOR THEIR 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.
  - WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANTS TO ENCROACH THE WRD / GOVERNMENT LANDS/ RIVER. THE NOC FOR THEIR SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.  
THE OWNER OF THE DOCUMENT RECEIVED FROM THE APPLICANTS IN RESPECT TO THE OWNERSHIP IS PURELY OF APPLICANTS' RESPONSIBILITY AND IT IS ONLY FOR REFERENCE PURPOSE TO THIS DEPARTMENT. THE LEGAL VALIDITY OF THIS 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 (B) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.
- (III) TNCDBR-2019, RULE NO.47 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE No.41, DATED:31.01.2020.  
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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 STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/T5(3)/ F- NOC 2452 - VENGAMBAKKAM VILLAGE-II / 2022 / DATED: 25.03.2022, AND SHALL OBTAIN A LETTER FROM WD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- © NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

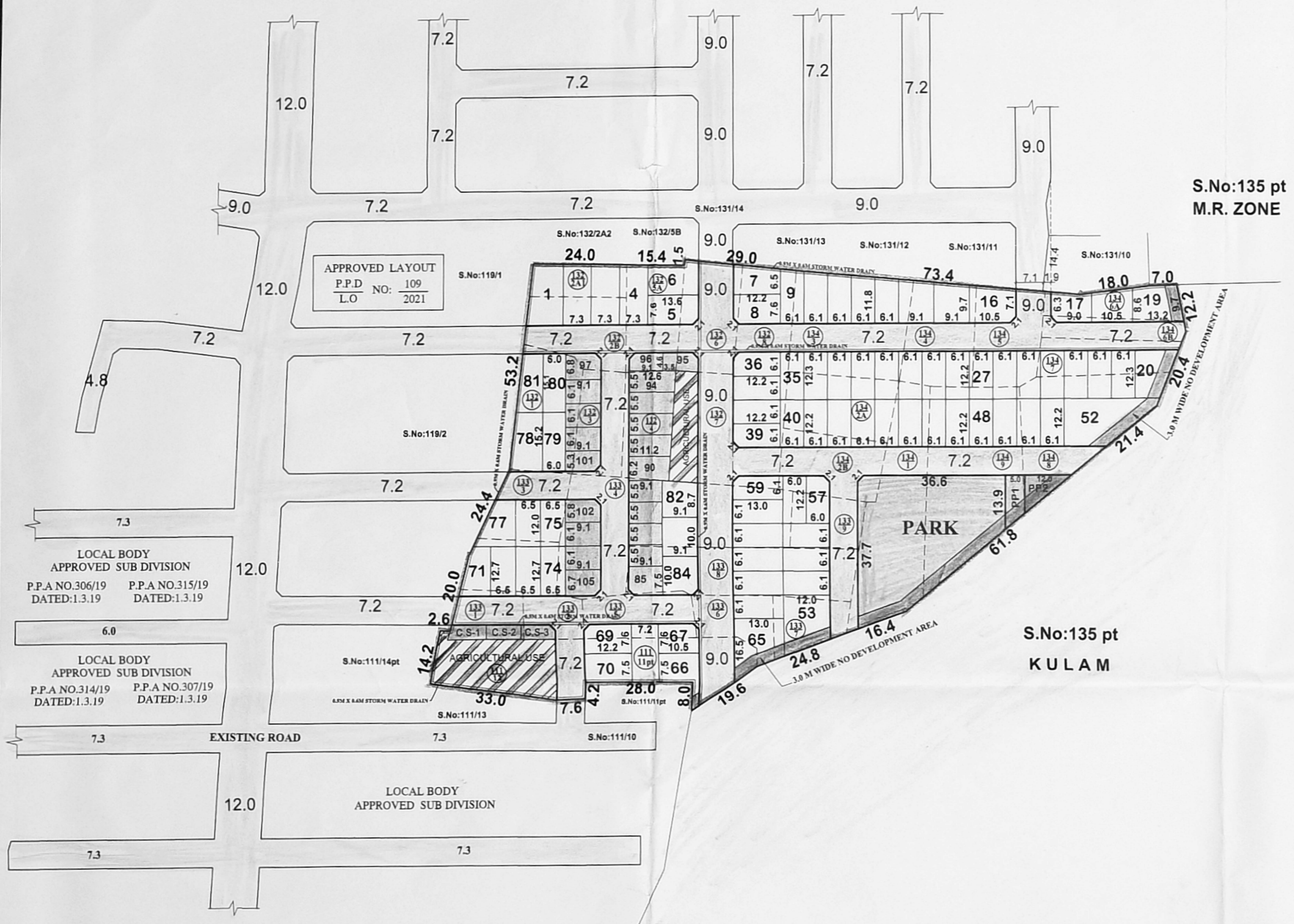
- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS PLOTS
- CONVENIENT SHOP
- KULAM
- NO DEVELOPMENT AREA
- PORTION OF THE SITE LIES IN AGRICULTURE USE ZONE, IS NOT PLOTTED OUT, SINCE RESIDENTIAL ACTIVITIES IS NOT PERMISSIBLE.

CONDITIONS:

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

P.P.D NO : 68  
L.O : 2022  
**APPROVED**  
VIDE LETTER NO : L1 / 11012 / 2020  
DATE : 31 / 05 / 2022

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



PREPARED BY P.A-IV

P.A.I

AP.

**ST. THOMAS MOUNT PANCHAYAT UNION**  
 LAYOUT OF HOUSE SITES IN S.Nos: 111 / 11pt & 12, 132 / 1, 2A1, 2B, 3, 4, 5A, 6, 7 & 8, 133 / 1 TO 9 AND 134 / 1, 2A, 2B, 3, 4, 5, 6A, 6B, 7, 8 & 9 OF VENGAMBAKKAM VILLAGE.

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

