

TOTAL EXTENT (AS PER DOCUMENT)	:	49169 Sq.M
ROAD AREA	:	13504 Sq.M
PARK (OSR)	:	3743 Sq.M
PUBLIC PURPOSE AREA (1%)	:	361 Sq.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 181 Sq.m		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 180 Sq.m		
TOTAL NO. OF PLOTS	:	279 Nos
REGULAR PLOTS ( 1 TO 214)	:	214 Nos
EWS PLOTS ( 215 TO 279) (3776 Sq.M)	:	65 Nos
CONVENIENCE SHOP SITE	:	1 No
SHOP SITE	:	1 No

**NOTE:**

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- |  |                                                 |
|--|-------------------------------------------------|
|  | ROAD AREA                                       |
|  | PARK                                            |
|  | PUBLIC PURPOSE-1 (0.5%)                         |
|  | PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO) |

WARE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED  
DOC.NO: 3956/2020, DATED: 26.08.2020 @ SRO, PADAPPAL

**CONDITIONS:**

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB / T5(3) / F- INUNDATION - NADUVEERAPATTU / 2020 / DATED. 14.09.2020 & 12.10.2020 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 with proper compaction to the level of (+)12.600m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 1.20m to 1.69m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)12.600m (i.e. 0.64m above the Crest level(+))11.960m of Naduveerapattu tank on Northern side of the applicant site.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 1.20m x 0.75m and 0.90m x 0.60m (peripheral & lateral), rain water harvesting, roads with side drain and sewerage alignment & garbages/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.  
The sewage or any unhygienic drainage should not be let into the 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 applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.  
Moreover the applicant has to form the new channel on North - Western to traverse towards North - Eastern side boundary in his land in S.F.No.228/1 of size 5.0m x 1.80m as per the flow direction as per the direction of this department in order to avoid any inundation in future.
- The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular dated 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
- The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Northern side in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the proposed channel on the Western side in patta land in S.F.No.228/1 without any encroachments and should be maintained.
- The applicant if needs to construct a permanent compound wall on the North boundary of the site, after marking the boundary by the Revenue Department, also in the presence of the WRD (PWD) officials and leave minimum set back distance of at their land for maintaining the water way of WRD. There should not be any hindrance to the free flow of water in the water courses, which is running at the North-West side of the site.
- The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
- 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 genuinity of the documents submitted.
- The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicants to encroach the PWD / Government Lands.
- The applicant should not carry out any other cross masonry structures across the proposed channel prior permission from PWD/WRD department.
- 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.
- PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The NOC for his site from the PWD/WRD is purely issued on the basis of inundation point of view and temporary permission for construction of culverts.
- The proposed new channel in applicant land in S.F.No.228/1 on North-Western side boundary traverse towards flow direction to North-Eastern side boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel up to the applicant's land stretch (upto the stretch) as per the FMB at the applicants' own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover the width of entire channel as specified by this department and along the stretch of applicant's land should be maintained properly without any change and no encroachments.
- The proposed new channel in applicant land in S.F.No.228/1 on North-Western side boundary traverse towards flow direction to North-Eastern side boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should provide necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should desilt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land.
- 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, kuttai, Government lands etc at any cost.  
The applicant should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into channel, kuttai, Government lands etc, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.
- The applicant should not object at any time for the maintenance work /improvements work of the channel to be carried out by PWD/WRD. The applicants 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 PWD/WRD in future periodically.

The truthness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified and ensured by the Development / Revenue authorities.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion on Inundation point of view to the above proposed site and in that event, the applicant shall not be eligible for any compensation what so ever 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 (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 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 / T5(3) / F- INUNDATION - NADUVEERAPATTU / 2020 / DATED:14.09.2020 & 12.10.2020 AND SHALL OBTAIN A LETTER FROM PWD 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:**

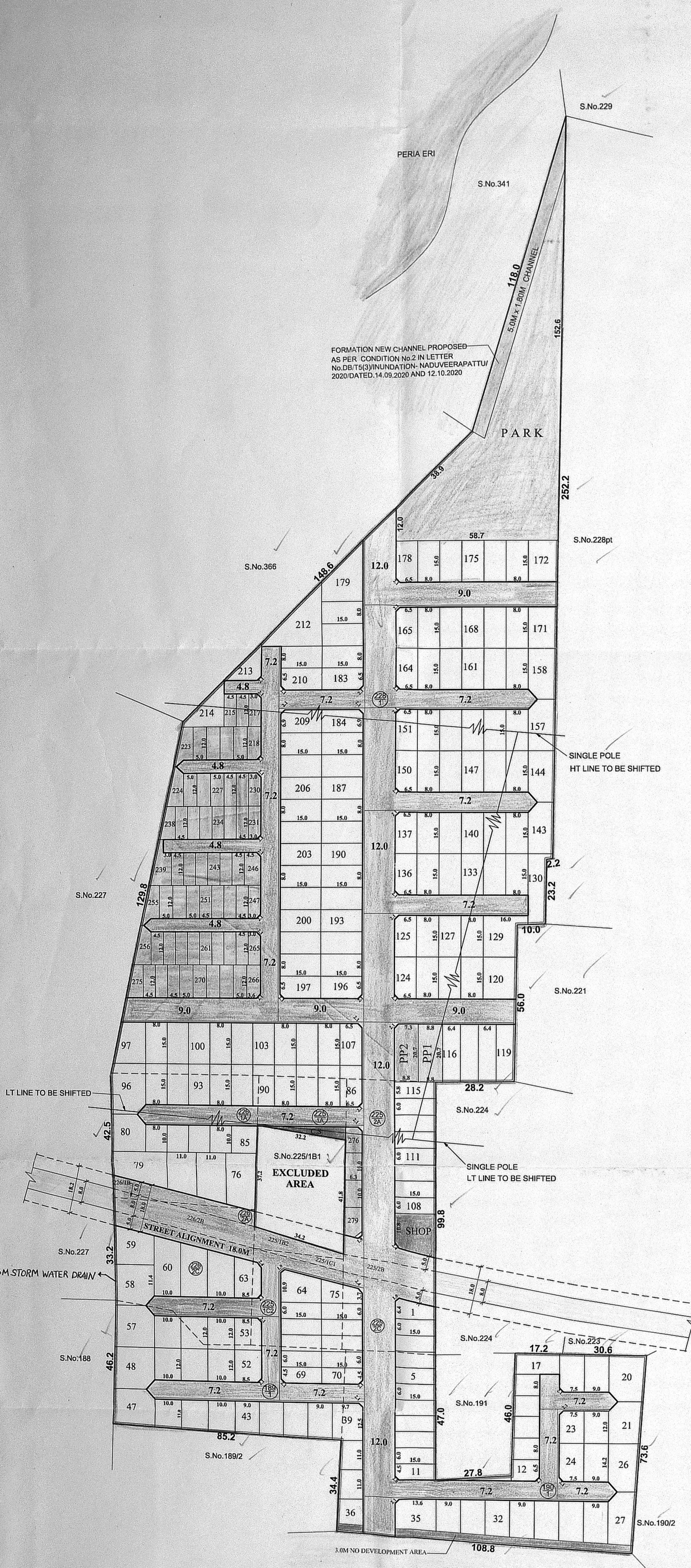
- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- E.W.S
- PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
- ERI
- COMMERCIAL
- NO DEVELOPMENT

**CONDITIONS:**

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

P.P.D NO : 107  
L.O NO : 2020  
APPROVED  
VIDE LETTER NO : LI/1346/2020  
DATE : 6/11/2020

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



PREPARED BY P.A.I.V. 05/11/2020  
CHECKED BY 06/11/2020

**KUNDRATHUR PANCHAYAT UNION**  
LAYOUT OF HOUSE SITES IN S.Nos.189/1, 190/1, 225/1A, 1B2, 1C1, 1C2, 2A, 2B & 2C, 226/1A, 1B, 2A, 2B & 2C AND 228/1 OF NADUVEERAPATTU VILLAGE.

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