

TOTAL EXTENT (AS PER DOCUMENT) :

✓ 6596 SQ.M

ROAD AREA :

✓ 1900 SQ.M

PUBLIC PURPOSE AREA (1%) :

✓ 47 SQ.M

(PP-1 HANDED OVER TO THE LOCAL BODY- 22.5 SQ.M)
(PP-2 HANDED OVER TO THE TANGEDCO - 24.5 SQ.M)

NO.OF.PLOTS :

✓ 44 Nos.

CONVENIENT SHOP :

✓ 1 No.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA
4. PUBLIC PURPOSE AREA-1
5. PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.6054/2021, DATED:14.07.2021, SRO PAMMAL

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI - 5 IN LETTER NO.DB/T5(3) / F - INUNDATION - RENDAMKATTALAI / 2021 / M / 09.03.2021, 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 with proper compaction to the level of (+)18.590m 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 3.11m to 3.19m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)18.590m ie 0.12m below the sill level of sluice No.4 of Chembarambakkam tank ie (+)18.710m.

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with road side drain and sewerage alignment and its disposal & 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 (treated or untreated) 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.

3.The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc.No.4367 I 2019 BA2 / 13.03.2019) during development.

4.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Eastern & Northern side in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the channel on the Northern & Eastern side without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at his own cost.

5.If the applicant needs to construct a permanent compound wall on the Eastern & Northern boundary of the site, after marking the boundary by the Revenue Department, and also in the presence of the WRD (PWD) officials and leave minimum set back distance as per norms at his own 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 Eastern & Northern sides of the site.

6.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.

7.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 genuinely of the documents submitted.

8. 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.

9.The applicant should not construct any other cross masonry structures across the water courses (channel), if required, prior permission from PWD/WRD department has to be Obtained.

10.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.

11. 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.

12. The Channel in S.F.No.243, 246 & 247 runs on Eastern & Northern side of the applicant site along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either sides including bed lining of the channel upto the applicant's land stretch (upto the stretch) as per the FMB at the applicant's 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 per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.

13. The Government supply channel S.F.No.243, 246 and 247 on Eastern & Northern side of the stretch abutting the 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 encroachment 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 de-silt 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.

14. The sewage water from the applicant's land should not let into the channel or 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 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 field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

15. 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 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 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) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) 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 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 - INUNDATION - RENDAMKATTALAI / 2021 / M / 09.03.2021, 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 LOCAL BODY

— EXISTING ROAD

— PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY

— PUBLIC PURPOSE-2 GIFTED TO TANGEDCO

— CHANNEL

— NO DEVELOPMENT AREA

— CONVENIENT SHOP

CONDITION:

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

P.P.D NO : 126

L.O NO : 2021

APPROVED

VIDE LETTER NO : L1 / 13899 / 2020

DATE : 31 / 08 / 2021

FOR SENIOR PLANNER(LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY 4/5

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

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 223/1A, 1B, 240, 241 & 242 OF RENDAMKATTALAI VILLAGE.

PREPARED BY: [Signature] 27/8/2021
P.A.I. [Signature] 27/08/2021
[Signature] 27/08/2021

