

TOTAL EXTENT (AS PER PROPOSED LAYOUT PLAN) : 7147 Sq.M
ROAD AREA : 2313 Sq.M
PUBLIC PURPOSE AREA (1%) : 52 Sq.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 27.0 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 25.0 Sq.m
TOTAL NO. OF PLOTS : 40 Nos.

NOTE:
 1. SPLAY - 1.5M x 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. ROAD AREA
 PUBLIC PURPOSE-1 (0.5%) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 PUBLIC PURPOSE-2 (0.5%) DOC.NO:8673/2020, DATED: 21.12.2020 @ SRO, PAMMAL.
 (RESERVED FOR TANGEDCO)

CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-INUNDATION THARAPAKKAM /2020/ 03.09.2020, WHICH 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 (+)13.000m 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 a depth varying from 3.28m to 5.51m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)13.000m and i.e.3.45m above the existing known datum of level of Tharapakkam Bridge Top Road level of (+)9.550m. Hence, the basement/stilt floor of this building is preferable to be used as parking area, office room etc., rather than non regular habitable, sensitive area etc., so as to safe guard the public and valuable things in the applicant site and regular habitation purpose should not be below the level of (+)14.125m and also should provide as stilt floor. The residents should reside only in the first floor since Adyar river is adjacent to the site. 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 all-round pavement level within site should not be less than of (+)13.000m. The applicant should provide all-round and interior storm water drainage network, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/river existing on the South side of the applicant's lands. The applicant should make drainage networks at his own cost and the same is to be connected to the natural storm water drainage or channel.
 - The applicant should provide stilt floor so as to safe guard the public lives during flood seasons and should be kept vacant during flood season without fail or otherwise, the applicant is held responsible for any un towards incident and panic situation.
 - The applicant should provide rain water harvesting arrangements in the site at his own cost with prior approval.
 - 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 applicant should make necessary arrangements for the sewerage treatment and for its disposal necessary suitable arrangements should be made by the applicant at his own cost within the premises only after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per the norms in existence and as amended from time to time and should not be let into the nearby channel/river or storm water drain without treatment. The specific approval should be obtained from CRRT before letting the treated water into the drain since it is Adyar river. The sewage or any unhygienic drainage should not be let into the river/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.
 - The applicant should make his own arrangements to collect the debris and garbages within the premises during the construction of building and the same has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control Board and other departments concerned and should not be dumped in the nearby channel/river, public places etc.,
 - The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work. The necessary setback distance (i.e not less than 15m) should be provided as per the norms in existence and as per the rules in force of CMDA Circular dated 13.03.2019 especially on South. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
 - 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 applicant should clearly demarcate the boundary of his land abutting the road, Adyar river on Southern side, before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the river & road abutting the land. If any damages occurred to the river/tributary, the same should be restored to its original condition at his own cost.
 - There should not be any hindrance to the free flow of water in the water courses, which is running at the Southern side of the site. The applicant should not carry out any other cross masonry structures across the water courses (odai). Prior permission from PWD/WRD department should be obtained if found necessary.
 - 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 at any cost. 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.
 - The applicant should not object at any time for the maintenance work / improvements work of the channel proposed 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 proposed to be carried out by PWD/WRD in future periodically.
 - 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 this site from the PWD/WRD is purely issued on the basis of inundation point of view.
 - The applicant lands seem to be ryotwari land which would be classified as dry lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. 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.
- The owner 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 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 the rights to withdraw the permission on above survey number on inundation point of view 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 (MAD) 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 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 THARAPAKKAM /2020 / 03.09.2020, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION 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 LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO



PREPARED BY P.A.I.V
 29.12.2020

CHECKED BY P.A.I
 30/12/2020

A.P.
 29/12/2020

KUNDRATHUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 218/1, 2 & 3 AND 222/2pt, 3Apt & 3Bpt OF THARAPAKKAM VILLAGE.

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

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

P.P.D NO : 136
 L.O 2020
APPROVED
 VIDE LETTER NO : L1/20451/2020
 DATE : 29/12/2020

FOR CHIEF PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

