

TOTAL EXTENT (AS PER DOCUMENT) : 3642 Sq.M
ROAD AREA : 1145 Sq.M
NO. OF PLOTS : 8 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC. No:43/2021, DATED:05.01.2021 @ SRO,PADDAPPAL

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 - NADUVEERAPATTU / 2020 / M / 19.11.2020 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 (+)16.600m 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 1.72m to 1.845m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)16.600m (i.e. 4.68m above the Crest level (+)11.920m of existing old Subulakshmi Anicut
2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 0.75m x 120m and 0.45m x 0.60m (peripheral & lateral) with bed level as (+)15.750m should be constructed within the applicant site, rainwater harvesting, roads with side drain and sewerage alignment along with treatment plant as well as its disposal & garbages/debris and other solid waste management as per norms in existence within the applicants' 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 local body drain / road drainage / channel course at any cost and the debris and other materials should not be dumped into the local body drain / road drainage / channel course obstructing free flow of water. The applicants should make drain networks at their 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 / 2019- BA2 / 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
4. The applicant should clearly demarcate the boundary his land before commencement of any developmental activities especially on the Western side in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the thangal without any encroachments.
5. 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.
6. 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 genuineness of the documents submitted.
7. 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 applicant to encroach the PWD / Government Lands.
8. 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.
9. 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.

The owner of the document received from the applicants in respect to the ownership is purely of applicant's 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, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view for 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 (11)

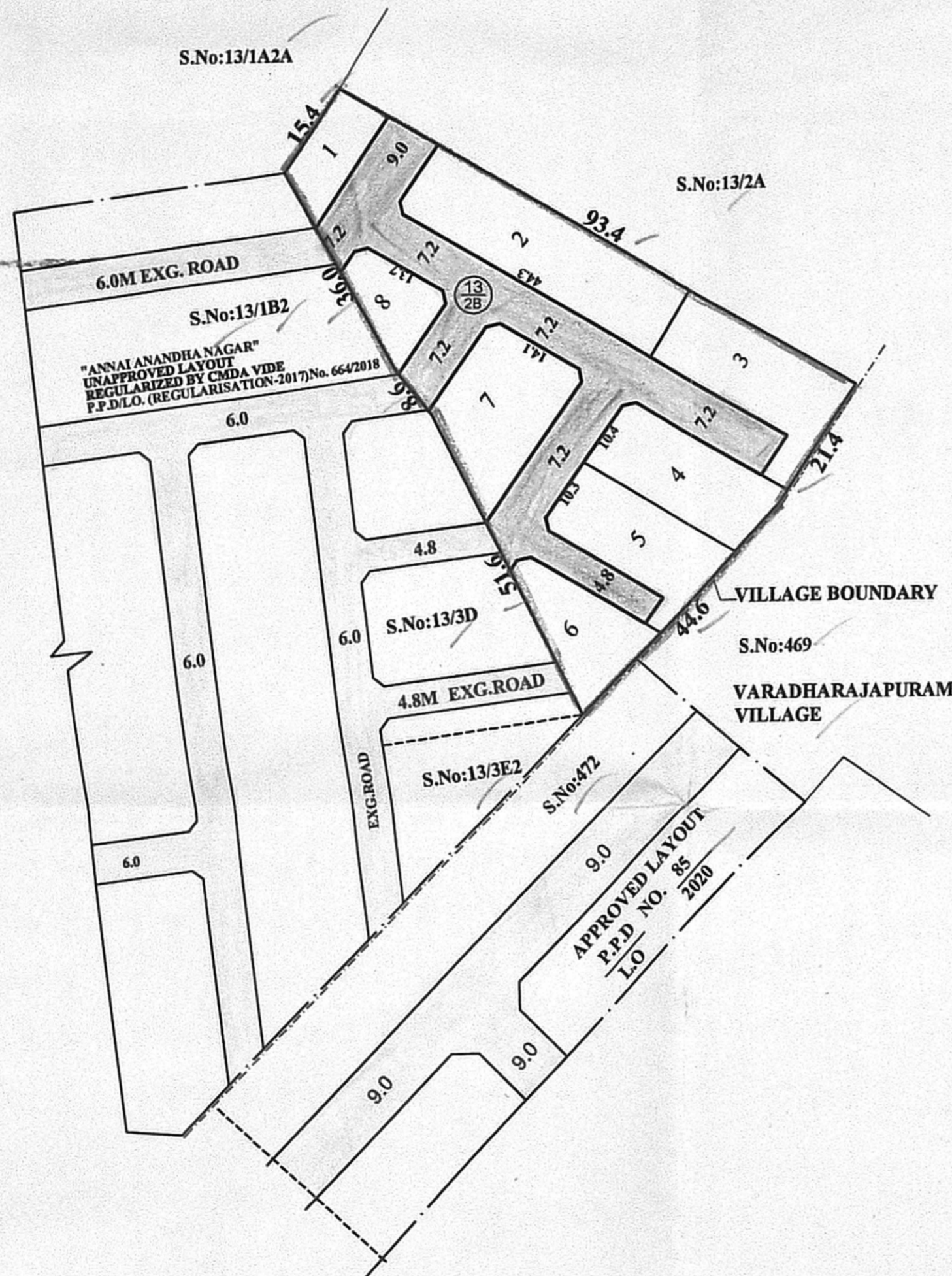
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) F- INUNDATION - NADUVEERAPATTU / 2020 / M / DATED: 19.11.2020, 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
- ROAD GIFTED TO THE LOCAL BODY
- EXISTING ROAD



CONDITIONS:

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

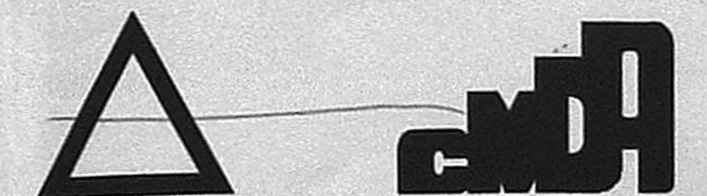
P.P.D NO : 04
 L.O 2021

APPROVED

VIDE LETTER NO : L1/9086/2020

DATE : 2/01/2021

FOR CHIEF PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



PREPARED BY P.A.IV
 25.01.2021

CHECKED BY P.A.I
 29/01/2021

28/01/2021
 A.P.

KUNDRATHUR PANCHAYAT UNION
SUB-DIVISION OF HOUSE SITES IN S.No. 13/2B OF NADUVEERAPATTU VILLAGE.

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