

TOTAL EXTENT (AS PER PROPOSED LAYOUT PLAN) : **17100 Sq.M**
ROAD AREA (17%) : **2857 Sq.M**
PLOTTABLE AREA (83%) : **14243 Sq.M**
SCHOOL SITE - 2 Nos (65 & 66) : **443 Sq.M**
NO. OF PLOTS : **124 Nos**

CONDITIONS - 'A' :

1. THE AREA TAKEN UNDER SLUM IMPROVEMENT PROGRAMME SHOULD SATISFY THE DEFINITIONS CLASSIFICATION OF SLUM AS DEFINED BY GOVT. OF INDIA / GOVT. OF TAMIL NADU UNDER THEIR RESPECTIVE ACTS.
2. THE TNSCB IS RESPONSIBLE FOR THE MEASUREMENTS AND EXTENT OF EACH PLOT SHOWN IN THE LAYOUT.
3. THE TNSCB SHOULD HANDOVER THE LAND OCCUPIED BY ROADS AND OPEN SPACES (PARKS ETC) WITH IN 3 MONTHS AFTER COMPLETION OF PHYSICAL IMPROVEMENT WORKS.
4. TNSCB SHOULD TEST GROUND WATER BEFORE DIGGING THE NEW WELLS TO ENSURE SAFE DRINKING WATER.
5. THE 124 PLOTS COVERED IN THE MKB NAGAR PHASE-II SHOULD BE ALLOTTED TO THE EVICTED / AFFECTED SLUM FAMILIES WITH THE CONCURRENCE OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY.

CONDITIONS - 'B' :

(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-AMBATHUR TNSCB/2019/M/19.11.2019 AND THE AMENDMENT LETTER DATED.10.01.2020, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The existing Basement floor/stilt floor level of the buildings constructed at the applicant site at (+) 18.190m (i.e.) 0.60m above the MWL of Ambathur tank as 17.590m is preferable to be used as parking area, rather than regular habitation sensitive usages etc. so as to safe guard the public and valuable things in the applicant site. The regular habitation should be not below the level of (+), 18, 190m. 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 first floor level. 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 food periods.

The all-round pavement level within site should not be less than (+)18 190m as well as regular habitation should not be below first floor level in order to avoid any inundation in future if the prescribed levels were deviated the applicant will be held responsible for unloward incident/panic situation such as live loss, valuable things loss etc. It is the absolute responsibility of the individual to safeguard from inundation threats and PWD/WRD is no way responsible for their safety due to Inundation. These tenements units were constructed long ago in unapproved layouts.

2.The applicant should prepare the site proposal by considering the suitable internal storm water drainage network (peripheral & lateral) rainwater harvesting, roads and sewerage alignment & garbages/debris and other solid waste management as per norms in existence within the applicant 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 or tank 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 rain water drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel.

3.The applicant responsible, for conducting soil tests etc and suitable foundation should be selected depending upon the soil condition and the structural design adopted in the constructed building should be got vetted from the approved Structural Engineer.

4.The applicant should provide adequate rain water harvesting arrangements in the site at their own cost. The TNSCB should make their own arrangements for disposal of Storm Water and the same to be connected to the Corporation storm water drain/tank. The applicant should not make hindrance to the free flow of water in the drain and should remove obstruction if any found in the drain within their boundary at their own cost and it should be maintained periodically by the applicant.

5. The applicant should make their own arrangements to collect the garbages and debris within the premises during construction and has to be disposed off as per existing norms of Tamil Nadu Pollution Control Board and other departments concerned and it should not be dumped in the nearby tank road public places etc.

6.The applicant should make necessary arrangements for sewerage treatment within the premises and its disposal as per norms after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per their norms in existence and as amended from time to time and should not be let into the nearby road side drain storm water drainage tank etc. The TNHB should not let any untreated sewerage water into the nearby tank at any cost since the site is in tank water spread area.

7.The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the constructed building by the applicant and also for the proposed construction.

8.The proposed site was surrounded by tank water spread area and it should be maintained as it is in Revenue records without any change and without encroachments.

9.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.
 10.The PWD/WRD officers should be allowed to inspect the site at any time i. e. during execution and thereafter, if necessary 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.

11.The permission granted to the applicant should not be altered/modified changed to any others. Based on the records furnished 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 applicants solely responsible or genuinely of the documents submitted.

In case of any legal proceedings in respect of developing the said water body porombok PWD/WRD will not be held responsible since it is violation of the Government orders as well as Hon bie Supreme Court & High Court Judgements Tank Protection Act 2007 etc.

12.The applicant must get the clearances form department such as Environmen! Pollution Control Board etc and other clearances if any required.

13.The applicant 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 the proposed site boundaries

14.The Certificate of No objection is valid for unapproved layout within the site boundary which is vacant and no structures have been already constructed and also not for all structures which have been already constructed.

15.PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants 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.

16.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 bath State & Central Government from time to time.

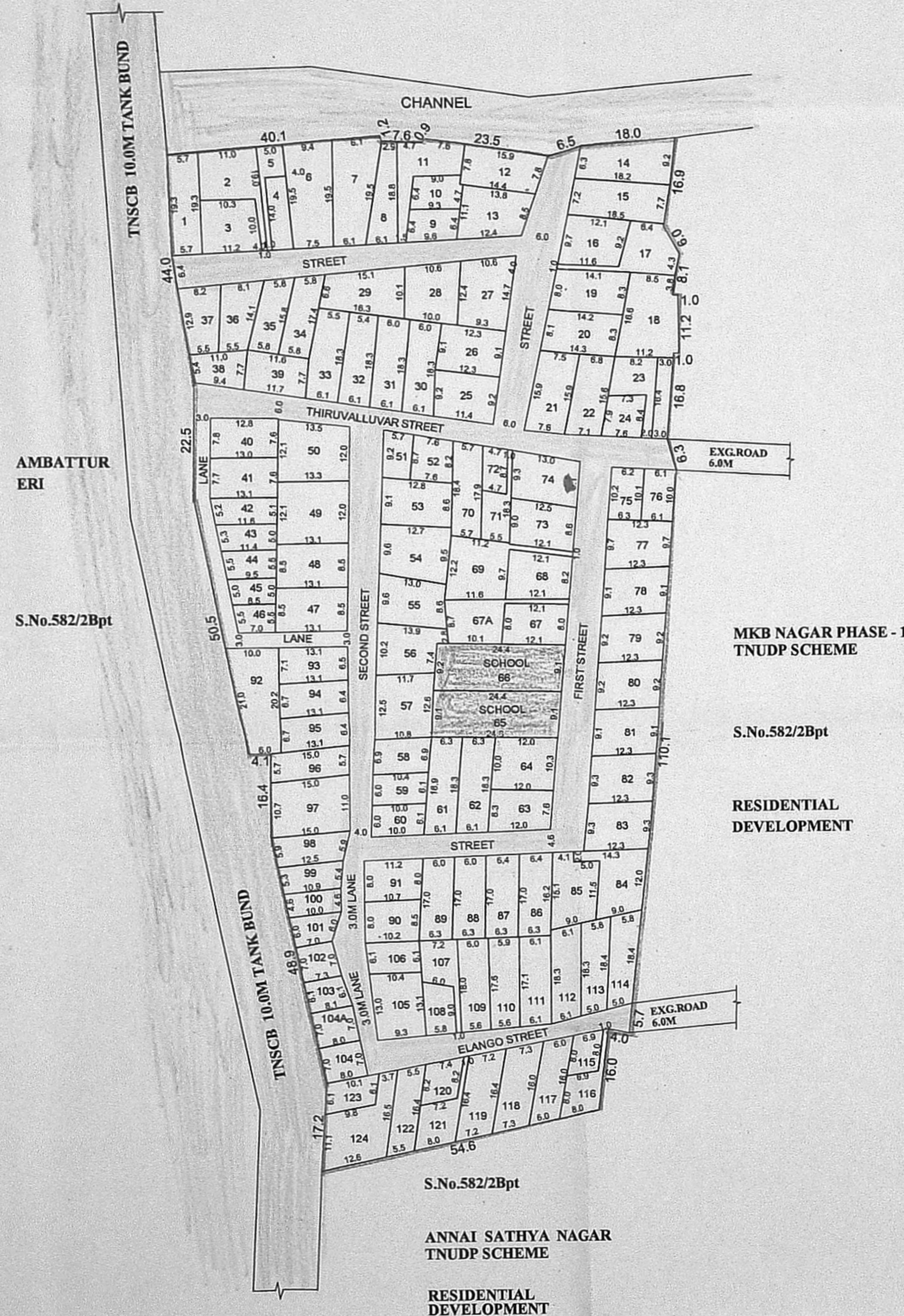
(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) / F - INUNDATION - AMBATHUR TNSCB /2019/M/19.11.2019 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) TAMILNADU SLUM BOARD IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- EXISTING ROAD
- SCHOOL SITE
- WATER BODY



Handwritten signature
 29.12.2020
 PREPARED BY P.A.IV

Handwritten signature
 P.A.I
 30/12/2020

Handwritten signature
 A.P.
 30/12/2020

**GREATER CHENNAI CORPORATION
 TAMILNADU SLUM CLEARANCE BOARD**

SKETCH SHOWING THE LAYOUT OF HOUES SITES (PLOTTED DEVELOPMENT) FOR MAHAKAVI BHARATHI NAGAR PHASE II UNDER TNUDP SCHEME AT OLD S.No.582/2B PART (PRESENT T.S.No.1 PART) OF AMBATTTUR 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:(TNSCB) **G-04**
L.O **2020**

APPROVED

VIDE LETTER NO : L2 / 9950 / 2020
DATE : 30 / 12 / 2020

Handwritten signature
 30/12/2020
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

