

SITE EXTENT (LEAST EXTENT AS PER DOCUMENT) : 53337 SQ.M
ROAD AREA : 19032 SQ.M
PARK AREA : 4235 SQ.M
PUBLIC PURPOSE AREA : 349 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY - 175 SQ.M
 (P.P-2 HANDED OVER TO THE TANGEDCO - 174 SQ.M
REGULAR PLOTS (1 TO 180) : 180 Nos.
E.W.S.PLOTS (3540SQ.M) (181 TO 236) : 56 Nos.
TOTAL NO.OF.PLOTS : 236 Nos.
COMMERCIAL SITE : 3 Nos.
SHOP SITE : 1 No.

NOTE:

- SPLAY - 1.5M X1.5M,3.0M X 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
- ROAD AREA () PARK AREA () WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 PUBLIC PURPOSE -1 (0.5%) DOCUMENT NO. 15635/2019, DATED: 10.12.2019, @ SRO GUDUVANCHERY.
- PUBLIC PURPOSE - 2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED
 DOCUMENT NO.15649/2019, DATED: 10.12.2019, @ SRO GUDUVANCHERY.

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB / T5 (3) / F - MANNIVAKKAM - 006599/2019, DATED:30.07.2019 & AMENDMENT - 008457 / 2019 / DATED: 30.09.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The existing ground level of the site should be raised to minimum level of (+)9.900m (i.e) 2.44m below the crest top level of Manivakkam tank as (+)12.340m, with filling varies from 1.04m to 1.35m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)9.900m.
- The applicant should prepare the layout proposal by considering the suitable (size not less than 0.60m x 1.20m bed level as (+)9.200m) internal storm water drainage net work (peripheral & lateral - 0.60m x 0.90m) with silt trap provision, rainwater harvesting, 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 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 clearly demarcate their boundary especially on the Western side abutting the odai before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD concerned without fail and should not encroach the Government land. The necessary setback distance as per(CMDA circular dated:13.03.2019) should be provided as per the norms in existence and as per the rules in force of CMDA.

During preparation of layout roads, specifically the peripheral layout road on Western side along the odai course should be provided which is necessary for carrying the maintenance/improvement/development works by PWD/WRD in future periodically.

The applicant should not object to provide adequate passage in the Western side to facilitate access to the site without any hindrance to the movement of heavy machinery for executing the maintenance/improvement/development works by PWD/WRD in future periodically.

- 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 Government Lands.

5.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 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 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.

8. The applicant should not carry out any other cross masonry structures across the channel and if found necessary, prior permission from PWD / WRD should be obtained.

- The channel in S.F.No.111 on Western boundary along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per Revenue records (FMB) within the stretch of applicants land should be maintained properly without any change in measurement as per Revenue records at any cost.

10. The Government field channel stretch abutting the boundary in S.F.No.111 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 make 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 boundary along the proposed land.

- The applicants should not object at any time for the maintenance work / improvements work of the odai to be carried out by PWD/WRD. The applicant should not dump the garbages/debris in the odai and avoid the sewage water into the channel, etc. 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] are to be carried out by PWD/WRD in future periodically.

12. In Revenue record i.e.in village plan it is found that the channel runs in between the above site which is plan marked channel or bye-mass channel. Hence the applicant should arrange proper defined drainage course and the same should be connected to the Adyar odai with suitable CD works.

The trueness 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 the conditions, mentioned in the above letter dated:26.06.2018, PWD/WRD reserves the rights to withdraw the report along with permission on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

(II) **TNCDBR -2019, RULE NO. 47(8)**
 ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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 FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(III) **TNCDBR -2019, RULE NO : 47 (9)**
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(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 ELCTRICITY 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 - MANNIVAKKAM - 006599/2019, DATED:30.07.2019 & AMENDMENT-008457/2019/DATED :30.09.2019, 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 LOCAL BODY
- () EXISTING ROAD
- () PARK GIFTED TO LOCAL BODY
- () PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- () PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- () E.W.S
- () CHANNEL
- () COMMERCIAL

This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

CONDITION:-
 THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO. 01
 L.O 2020
 APPROVED
 VIDE LETTER NO : L1 / 1541 / 2019
 DATE : 07 / 01 / 2020

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



KATTANKOLATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 97/1,2, 98/1, 104/2,3, 105/1,2, 106/2, 107/1,2,3,4, 108, 109/1,2,4, 110/1,2A,2B, 112/1 OF MANNIVAKKAM VILLAGE.

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

