

TOTAL EXTENT	(AS PER PATTA)	=	20550 Sq.M
ROAD AREA		=	6437 Sq.M
PARK AREA		=	1440 Sq.M
PUBLIC PURPOSE AREA (1%)		=	145 Sq.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 72 Sq.m			
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 73 Sq.m			
REGULAR PLOTS (1 TO 120)		=	120 Nos
E.W.S. PLOTS (121 TO 145) 1663 SQ.M		=	25 Nos
NO. OF PLOTS		=	145 Nos
SHOP SITE		=	3 Nos

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

<ul style="list-style-type: none"> ROAD AREA PARK AREA PUBLIC PURPOSE AREA-1 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) 	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 5147 / 2021, DATED: 02 / 08 / 2021 @ SRO, PADAPPAI
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CONDITIONS:

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3) F - VARADHARAJAPURAM / 2021 / M / 30.04.2021 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 (+)19.700m (i.e) 1.5m above T.B.M in the Inlet of the Mannivakkam Tributary of Adayar River ((+)18.200m), applicant site with a filling level varies from 1.06m to 1.19m 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 (+)19.700m. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as dewatering arrangements during flood periods.
- The applicants should prepare the layout proposal in the above site by considering the suitable internal storm water drainage network (peripheral - 0.75m x 1.50m with a bed level as (+)18.750m & proportionate lateral drain) of suitable sizes and the same should be linked with existing balancing Channel in S.F.No.107 & 108 of same village, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from competent authority without fail at their own cost.
- The sewage or any unhygienic drainage (Treated or Untreated) should not be let into 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 applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel. There should not be any hindrance to the free flow of internal drain to downstream.
- The applicant should clearly demarcate the boundary of the above said land before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the Government lands / water body and the same should be maintained as it is in the Revenue records. Encroachment activities should not be done in the existing Balancing Channel of S.F.No. 107 & 108. Also, the applicant land boundary should be maintained as it is in the Revenue Records.
- The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the Revenue 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. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.
- 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.
- The applicant's lands are seem to be ryotwari land which would be classified as dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants 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 this proposed site boundaries.
- 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.
- 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 Channel in S.F.No.107 & 108 on South side of the applicant land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed 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) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.
- The Government channel in S.F.No.107 & 108 stretch abutting the applicant boundary should be marked as per F.M.B and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachments 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 her own cost within the proposed land, after the completion of project also.
- The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.
- 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 not dump the garbages/debris in the channel 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], 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 issued from PWD/WRD is purely issued on the basis of inundation point of view.

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, PWD/WRD reserves rights to withdraw the Technical opinion along with NOC on inundation point of view for the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever 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 (MAI) 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-2019 RULE NO: 47 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE NO.41 DATED 31.01.2020

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(IV) TNCDBR-2019, RULE NO: 47 (11)

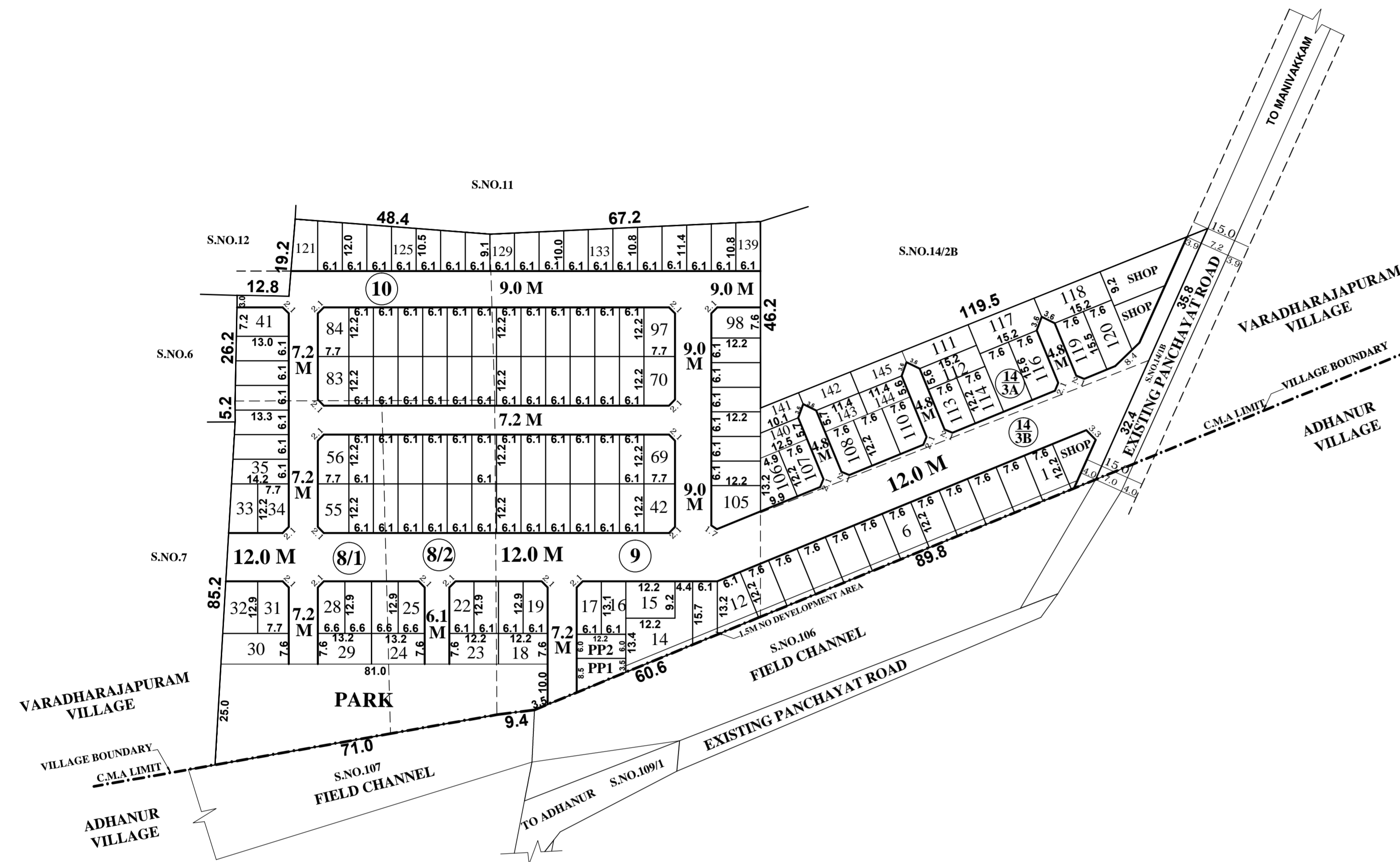
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/T5(3) F - VARADHARAJAPURAM / 2021 / M / 30.04.2021, AND SHALL OBTAIN A LETTER FROM WD 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK (OSR) GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S
- SHOP SITE
- CHANNEL
- NO DEVELOPMENT AREA



KUNDRATHUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 8 / 1 & 2, 9, 10 AND 14/3A & 3B OF VARADHARAJAPURAM VILLAGE.

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

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.

CONDITIONS:

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

P.P.D NO : **133**
L.O **2021**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0035 / 2021
 DATE : 09 / 09 / 2021

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

