

TOTAL EXTENT (AS PER PATTa) : **4350 Sq.M**
ROAD AREA : **1506 Sq.M**
PUBLIC PURPOSE AREA (1%) : **34 Sq.M**
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 17.0 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 17.0 Sq.m
NO. OF PLOTS : **27 Nos.**

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

	ROAD AREA
	PUBLIC PURPOSE-1
	PUBLIC PURPOSE-2
	(RESERVED FOR TANGEDCO)

 WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC.NO:8189/2021, DATED:20.04.2021 @ SRO,KUNDRATHUR.

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- KOVUR VILLAGE / 2020 / DATED 09.12.2020, WHICH 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 proper compaction to the level of (+)19.290m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth of 2.10m to 2.15m depending upon the existing field levels in layers of not more than 0.30 metre depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)19.290m and i.e. 0.58m above the sill level of the Chembarambakkam Tank Sluice No.4, (i.e.,) (+)18.710m.
2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral), rainwater harvesting, roads with road side drains and sewerage alignment with treatment plant and its disposal & garbages/debris and other solid waste management disposal 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 (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel 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/drain.
3. The applicant should clearly demarcate the boundary of his 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 land / channels in S.F. No 64 & 66 on North & West side should be maintained as it is in the Revenue records, and should not encroach the channel abutting the land.
4. The Channel in S.F.No.64 & 66 on North & West 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.
5. The Government channel in S.F.No.64 & 66 stretch abutting the applicant boundary 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 within the proposed land, after the completion of project also.
6. The applicant should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.
7. 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 held at the applicant's site in the future.
8. 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 I 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
9. 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.
10. 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.
11. The applicant for his land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundaries. The applicant lands are seem to be ryotwari land which would be classified as Wet lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.
12. 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 to be carried out by PWD/WRD in future periodically.
13. 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 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 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 (11)

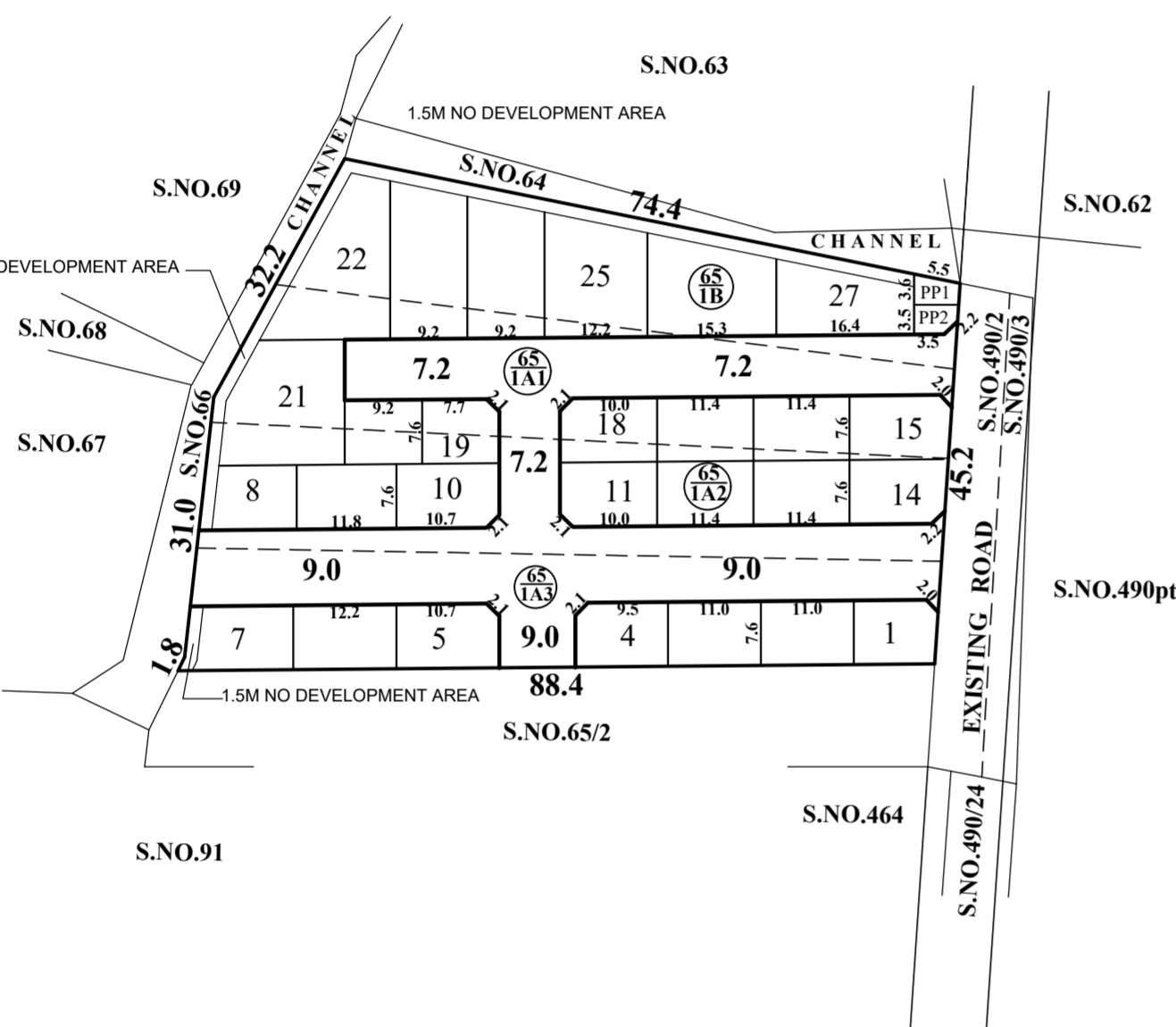
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- KOVUR VILLAGE / 2020 / DATED: 09.12.2020, 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL
- NO DEVELOPMENT



CONDITIONS:

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

P.P.D NO : **78**
L.O NO : **2021**
APPROVED
 VIDE LETTER NO : **L1 / 7387 / 2020**
 DATE : **29 / 04 / 2021**

OFFICE COPY
 FOR CHIEF PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

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.

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No. 65/1A1, 1A2, 1A3 & 1B OF KOVUR VILLAGE.

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

