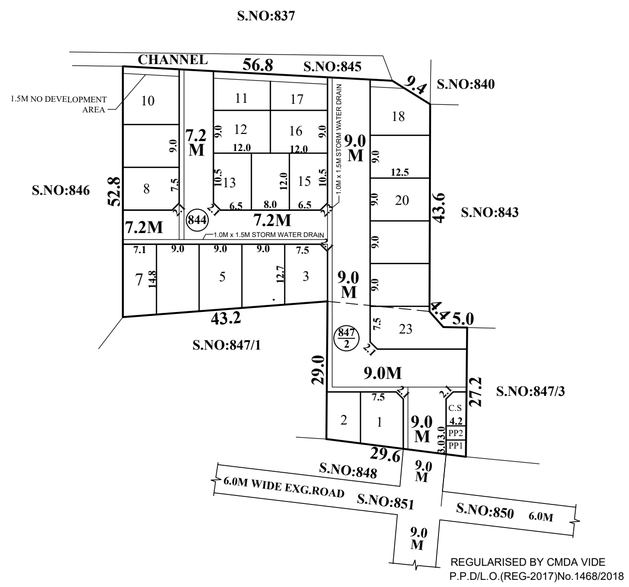
TOTAL EXTENT (AS PER DOCUMENT)	:	**3925 SQ.M**
ROAD AREA	:	**1421 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**27 SQ.M**
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 14.0 SQ.M		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 13.0 SQ.M		
NO. OF PLOTS	:	**23 Nos.**
CONVENIENCE SHOP SITE	:	**1 No.**

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA / PUBLIC PURPOSE-1 / PUBLIC PURPOSE-2 — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:16126/2022, DATED:02.08.2022 @ 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 - 005082 / KUNDRATHUR VILLAGE / 2022 / DATED 29.06.2022, 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 (+) 22.080m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth of (+)2.870m, to (+)2.990m depending upon the existing field levels in layers of not more than 0.30metre depth achieve required degree of compaction and the existing applicant land should be raised to a level of (+) 22.080m [(i.e.) 3.300m above the Sill level of the Sluice No.3, Government field channel of Chembarambakkam Tank (i.e.) (+)18.780m)].

2 The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size within the site as micro drain as per the site condition, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicant's 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 drain/channel/ odai 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 / odai.

3. The necessary setback distance should be provided within the site 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 Dated: 13.03.2019) especially on Northern side during development. And there should not be any construction activities carried out in this set back areas since In future, the Government may plan to develop the channel in the above mentioned set back areas in future. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the S. No 845 in North side in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the channel on the Northern side without any encroachments and should be maintained as per Revenue records (FMB) If any damages occurred to the channel, the same should be restored to its original condition at his own cost.

5. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. However, if CMDA insist for construction of culvert, the applicant should apply to this department separately for obtaining culvert permission in future.

6. If the applicants' need to construct a permanent compound wall on the all round the boundary of the site, it should be executed only after clearly demarcating the boundary by the Revenue Department officials and WRD officials. The Government land should not be encroached at any cost (i.e. Government field channel in S.F.No.845).

7. The WRD officers should be allowed to inspect the site at any time, i.e., during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.

8. 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 genuinety of the documents submitted

9. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

10. 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.

11. The applicant should not object at any time for the maintenance work / improvements work of the channel to be carried out by WRD The applicants 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] are to be carried out by WRD in future periodically.

12. The sewage water from the applicant's land should not let into the drain and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant, and as well as the construction materials / debris / garbage should not be dumped into the channel/river at any cost.

At any cost, sewage/ sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/ river restricting the free flow of water.

13. The channel courses in S.No.845 North side along the boundary of applicant's land should be completely de-silted and resectioned by constructing retaining wall on either sides as well as bed lining concrete of the drain as per the FMB upto their stretches at the applicant's own cost. The bed level of the above course should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover the width of entire field drain as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments.

14 The Government field channel stretch abutting the applicant boundary in S.No.845 North should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the course should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field drain should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing drain to the downside area within the proposed layout site. Also, the applicant should desilt the drain periodically and remove the obstruction then and there, without any hindrance for free flow of water at his own cost within the proposed land, even after the completion of project also.

15. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands. The NOC for his site from the 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'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, WRD reserves rights to withdraw the Technical opinion 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 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. 005082 / KUNDRATHUR VILLAGE / 2022 / DATED 29.06.2022, 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 THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CONVENIENCE SHOP
- CHANNEL

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 / L.O NO : **108 / 2022**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0050 / 2022

DATE : 17 / 08 / 2022

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

KUNDRATHUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN OLD S.Nos: 844 & 847/2 OF KUNDRATHUR-A VILLAGE.

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