TOTAL EXTENT (AS PER DOCU

ROAD AREA

PUBLIC PURPOSE AREA PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) **PP-2 HANDED OVER TO THE TANGEDCO** (0.5%)

NO. OF PLOTS

NOTE:

9.1M

KUBERAN GARDEN

7.2M

6

REGULARISED BY CMDA VIDE

P.P.D/L.O.(REGULARISATION-2017)

No.136/2019

TOWN

S.NO:245

S.NO:244

S.NO:243

THIRUMAZHISAI

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

S.NO:104

S.NO:105

2 9

7.2M

9

SINGLE POLE

HT LINE TO BE SHIFTE

53.0

8 2

S.NO:112/2A

10

S.NO:112/2B

11

- 1. SPLAY 1.5M x 1.5M
- 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS ROAD AREA З. Г
- PUBLIC PURPOSE-1 PUBLIC PURPOSE-2

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 - 5722 NOC UDAYAVAR KOIL 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 with proper compaction to the level of (+)25.350m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling 1.180m to 1.230m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)25.350m. [(i.e.) 0.03m above the crest level of Varatharjapuram tank (+)25.320m]

2. The all round pavement level within the site should be less than (+)25.350m The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes within the site and the same should be connected to the local drain channel, rainwater harvesting and sewerage treatment and its disposal and garbages/ debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.

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 applicant should make drainage network, at his 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. 3. The necessary setback distance should be provided within the site as per site conditions 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/

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

9. The applicant should get clearance certificate for this 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. 10. 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.

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 the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

31.01.2020

(III) TNCDBR RULE NO: 47 (11)

SITE BOUNDARY

EXISTING ROAD

PANCHAYAT

LEGEND:

UMENT)	:	1578 SQ.M
	:	442 SQ.M
(1%)	:	18 SQ.M
) = 9.0 Sq.m) = 9.0 Sq.m		
	:	11 Nos.

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:6475/2022, DATED:10.11.2022 @ SRO,POONAMALLEE.

2019 BA2/ 13.03.2019) during development and there should not be any construction in the setback areas in future also. 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 in the presence of Revenue Department without any encroachments and should be maintained as per Revenue records (FMB).

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.

6. The applicant should also abide court of law of both State & Central Government from time to time.

7 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.

8. The 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 WRD officers concerned before commencement of work.

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

(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

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.

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- 5722 NOC UDAYAVAR KOIL 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.

ROAD GIFTED TO THE LOCAL BODY

PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY PUBLIC PURPOSE-2 GIFTED TO TANGEDCO

> 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** : L.O

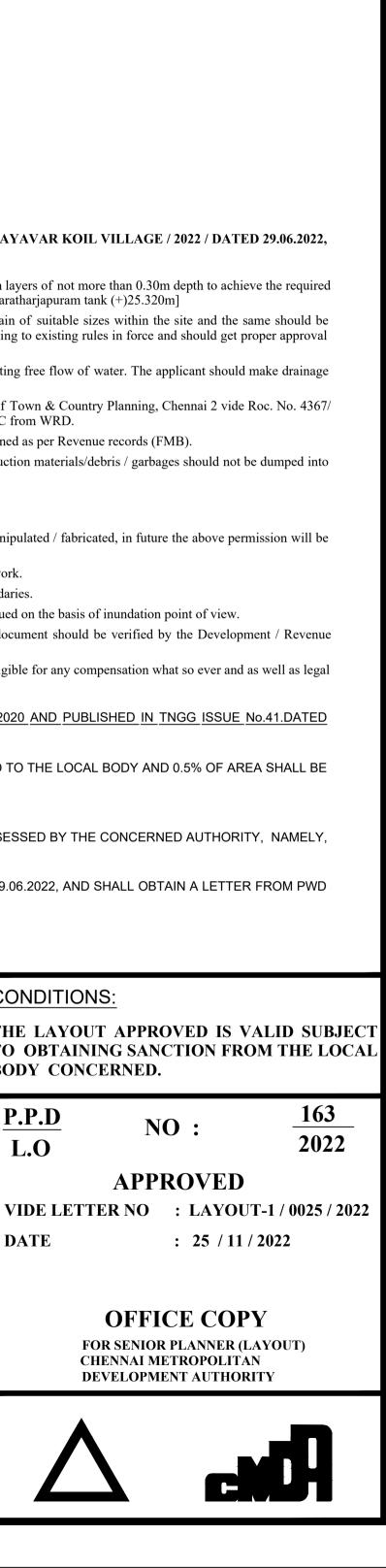
APPROVED

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT) CHENNAI METROPOLITAN **DEVELOPMENT AUTHORITY**



DATE



LAYOUT OF HOUSE SITES IN S.Nos: 112/1 OF UDAYAVARKOIL VILLAGE.