

TOTAL EXTENT (AS PER PATTI) : 8750 SQ.M
ROAD AREA : 2810 SQ.M
PUBLIC PURPOSE AREA(1%) : 71 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 36 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 35 SQ.M)
No.OF.PLOTS : 47 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| <ul style="list-style-type: none"> ROAD AREA PUBLIC PURPOSE AREA-1 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 6986/2022 DATED:06.12.2022, @ SRO POONAMALLEE |
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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-7432 NOC -UDAYAVARKOIL VILLAGE/2021/DATED:19.04.2022,ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- The applicants 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 varying from 1.190m to 1.410 m 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 Varadharajapuram Tank (+) 25.320m MSL.
- The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of peripheral & lateral of suitable sizes and the same should be connected to the local drain/channel rainwater harvesting and sewerage treatment plant 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.

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.

3.The applicants should form the peripheral drain which is compulsory since the Southern Boundary seems to be Plan Marked Channel or Patti Channel in order to avoid inundation within the site and to receive water flow into drain, i.e flood water from upper reach to downstream without any hindrance during rainy season. The applicants should periodically maintain the peripheral drains without any obstructions and at all times.

4.The necessary setback distance should be provided with in the site the 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 and there should not be constructions found in the setback distance after proposed construction. The CMDA should in the completion certificate only after compliance certificate from WRD.

5.The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue authorities. The applicants should also maintain the measurement of the Site without any encroachments and should maintain as per Revenue records (FMB)

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

7.The permission granted to the applicants should not be altered/modified /changed to any others. Based on the records submitted by the applicants the permission in granted if any documents seem to be fake/manipulated/ fabricated in future the above permission will be cancelled without any correspondence. Hence the applicants are solely responsible of genuinity 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.

9.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.

10. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD/Government Lands/ Channel.

The truthness of the document received from the applicants in respect to the ownership is purely of applicants 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.

Falling to comply with any of the above conditions, 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 applicants 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 31.1.2020 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 WRD IN THEIR LETTER NO.DB/T5(3)/F-7432 NOC -UDAYAVARKOIL VILLAGE/2021/DATED:19.04.2022, AND SHALL OBTAIN A LETTER FROM WRD 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
- 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 : 197
L.O NO : 2022

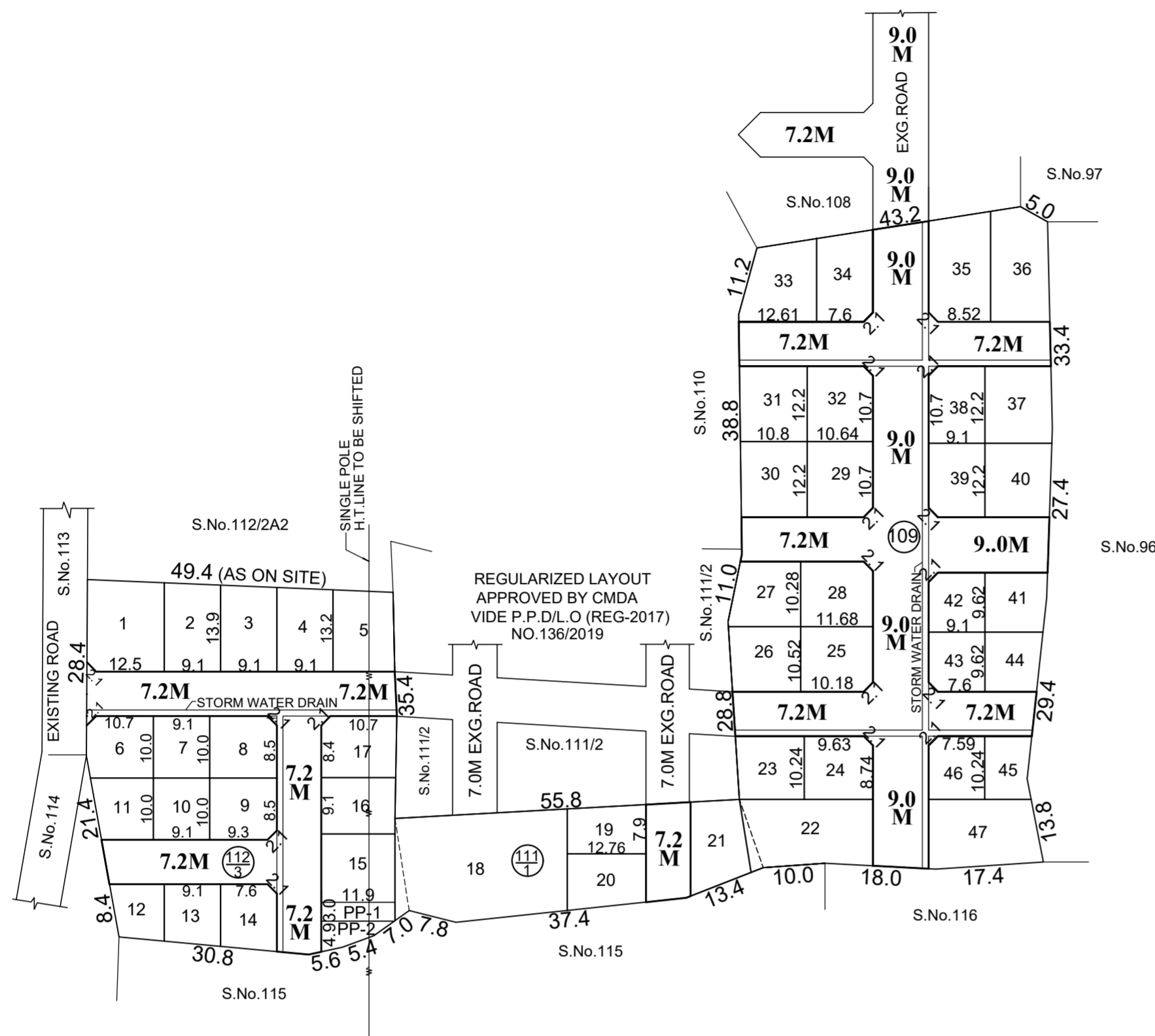
APPROVED

VIDE LETTER NO : LAYOUT-1/ 0189 / 2021

DATED : 26 / 12 / 2022

OFFICE COPY

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



THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos.109, 111/1 & 112/3 OF UDAYAVARKOIL VILLAGE.

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