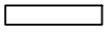
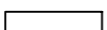



SITE EXTENT (AS PER DRAWING) = **2050 SQ.M**
ROAD AREA = **676 SQ.M**
PUBLIC PURPOSE PROVIDED (1 & 2) = **18 SQ.M**
 P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 9.0 SQ.M)
 P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 9.0 SQ.M)
NO. OF PLOTS = **15 NOS.**

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | | |
|---|--|---|
|  | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC. NO: 20448 / 2022, DATED: 20.12.2022 @ SRO, SELAIYUR |
|  | PUBLIC PURPOSE AREA-1
(RESERVED FOR LOCAL BODY) | |
|  | PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS :

(I) THE FOLLOWINGS AND OTHER CONDITIONS OF PWD VIDE THE CE, PWD., WRD., CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB/T5(3)/F-11365/NOC-MADAMBAKKAM VILLAGE/2022/DATED.01.12.2022 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- THE APPLICANT'S LAND SHOULD BE FILLED WITH EARTH FILLING WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+) 8.980M (+)1.62M ABOVE THE SILL OF THE SLUICE NO.1, MADAMBAKKAM TANK (+)7.360 TO PROTECT THE SITE FROM INUNDATION DURING FOODS. THE PROCESS OF EARTH FILING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION FOR THE DEPTH FROM 1.35M TO 1.96M DEPENDING UPON THE EXISTING FIELD LEVELS. ALSO, THE APPLICANTS SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER, IF IT IS PROPOSED TO HAVE BASEMENT FLOOR AND AS WELL AS DEWATERING ARRANGEMENTS DURING FLOOD PERIODS.
- THE ALL ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE IS THIN (+)8.980M. THE APPLICANT SHOULD BE PROVIDED INTERNAL STORM WATER DRAINAGE NETWORK DRAINS AS MICRO DRAIN i.e PERIPHERAL DRAIN OF SIZE NOT LESS THAN 0.60X0.90M AND LATERAL DRAIN OF SUITABLE SIZE WITHIN THE SITE AS PER SITE CONDITION. THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN/CHANNEL, RAINWATER HARVESTING ROADS WITH ROAD SIDE DRAIN 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 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.
- SINCE THE SITE EXISTS IN CLOSE PROXIMITY WITH THE THE GOVERNMENT MADAMBAKKAM ERI IN S.F. NO. 708 IS LOCATED ON WESTERN SIDE THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED WITHIN THE SITE AS PER SITE CONDITION AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA (AS PER THE 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 ANY CONSTRUCTION ACTIVITIES IN THE SET BACK AREA IN FUTURE ALSO. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
- THE APPLICANTS SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES ESPECIALLY ON THE WESTERN SIDE IN THE PRESENCE OF REVENUE AND WRD AUTHORITIES. THE APPLICANTS SHOULD ALSO MAINTAIN THE MEASUREMENT OF THE GOVERNMENT ERI EARMARKED IN THE REVENUE RECORDS AND SHOULD NEVER BE ALTERED AND MUST BE MAINTAINED AT ALL TIME WITHOUT ANY ENCROACHMENTS AND SHOULD BE MAINTAINED AS PER REVENUE RECORDS (FMB). IF ANY DAMAGES OCCURRED TO THE GOVERNMENT ERI, THE SAME SHOULD BE RESTORED TO ITS ORIGINAL CONDITION AT THEIR OWN COST.
- 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 IS 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 FOR GENUINITY OF THE DOCUMENTS SUBMITTED.
- THE WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME, DURING EXECUTION AND THEREAFTER, IT NECESSARY ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF WORK.
- 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.
- THE SEWAGE WATER FROM THE APPLICANTS 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.
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.
- THE APPLICANTS 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.
- 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/ RIVER. THE NOC FOR THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
- IT IS RECOMMENDED TO CONSTRUCT THE BUILDING WITH STILT FLOOR SO AS TO COUNTERACT THE PROBLEM OF EXTREME FLOODING, WHEREIN BASEMENTS AND STILT FLOOR SHOULD BE EXCLUSIVELY MEANT FOR PARKING FACILITIES ONLY RATHER THAN REGULAR HABITATION. THE REGULAR HABITATION AND THE RESIDENCE SHOULD RESIDE NOT BELOW MFL.

THE TRUENESS 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 AND ENSURED BY THE DEVELOPMENT / REVENUE AUTHORITIES.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED SITE AND IN EVENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AS WELL AS LEGAL ENTITY.

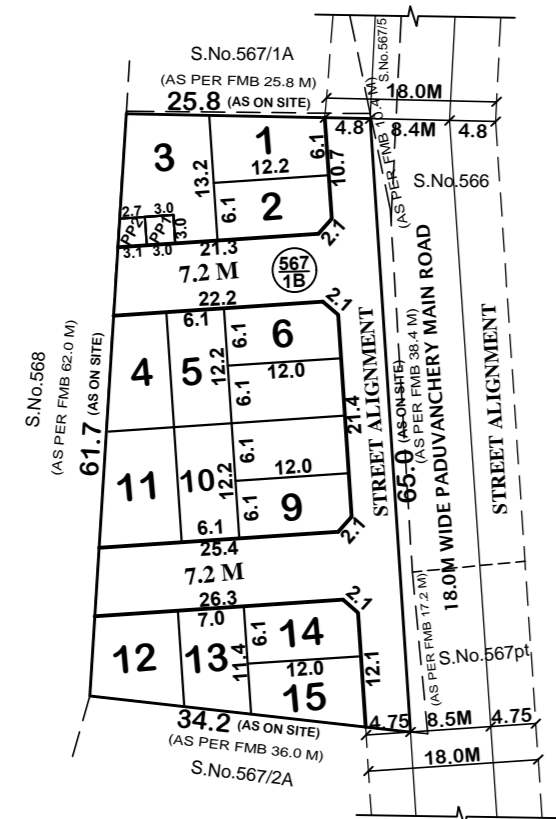
(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/T5(3)/F-11365/NOC-MADAMBAKKAM VILLAGE/2022/DATED.01.12.2022, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) TNCDDBR-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.






(IV) TNCDDBR-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) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

© 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

CONDITIONS:

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

P.P.D NO : **199**
L.O NO : **2022**
APPROVED
VIDE LETTER NO : LAYOUT-1 / 12258 / 2022
DATE : 27 / 12 / 2022

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

This Planning Permission Issued under New Rule TNCDDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

TAMBARAM CORPORATION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 567 / 1B OF MADAMBAKKAM VILLAGE.

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

