

SITE EXTENT (AS PER DOC.) = 22278 SQ.M
ROAD AREA = 6955 SQ.M
PARK AREA = 1550 SQ.M
PUBLIC PURPOSE PROVIDED = 157 SQ.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 79 SQ.M
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 78 SQ.M
REGULAR PLOTS (1 TO 103) = 103 Nos
E.W.S. PLOTS (104 TO 127) 1613 SQ.M = 24 Nos
NO. OF PLOTS = 127 Nos

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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| □ | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO: 2494 / 2022, DATED: 05/03/2022 @ SRO, PALLAVARAM |
| □ | PARK AREA | |
| □ | PUBLIC PURPOSE AREA-1
(RESERVED FOR LOCAL BODY) | |
| □ | PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS :

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, PWD., WRD., CHENNAI REGION, CHEPAUK, CHENNAI -S. LETTER NO.DB/T5(3)/ F- 2409 MULLAICHERI VILLAGE / 2022 / 28.03.2022 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 with proper compaction to the level of (+)11.815m 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 1.495m to 1.665m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)11.815m (i.e.)5.11m above the sluice Sill level of Mullaichery tank as (+)6.705m MSL.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size not less than 0.90m x 0.60m for peripheral drain and lateral drain suitable size is to be provided as per the site condition, rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's and according to the existing rules in force and should get proper approval from the competent authority without fail.
The sewage or any unhygienic drainage (i.e. treated or untreated) should not be let into the channel course at any cost and the debris and other materials should not be dumped into the channel course obstructing free flow of water. The applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel There should not be any hindrance to the free flow of internal drain to the downside area must be ensured that any treated / untreated sewage from the applicant property shall never be let into the channel at any event of time.
- The necessary setback distance should be provided within their land 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. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD
- The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities the presence of Revenue Department, without any encroachments and should be maintained as per Revenue records (FMB).
- 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 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 of genuinity of the documents submitted.
- 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 applicants 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.
- 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. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

The owner 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.

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 applicants shall not be eligible for any compensation what so ever and as well as legal entity.
 (II) TNCD BR-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) TNCD BR-2019, RULE NO.47 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE No.41, DATED:31.01.2020
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(IV) TNCD BR-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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/T5(3)/ F- 2409 MULLAICHERI VILLAGE / 2022 / 28.03.2022, 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK (OSR) GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S PLOTS

CONDITIONS:

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

P.P.D NO : **47**
L.O : **2022**

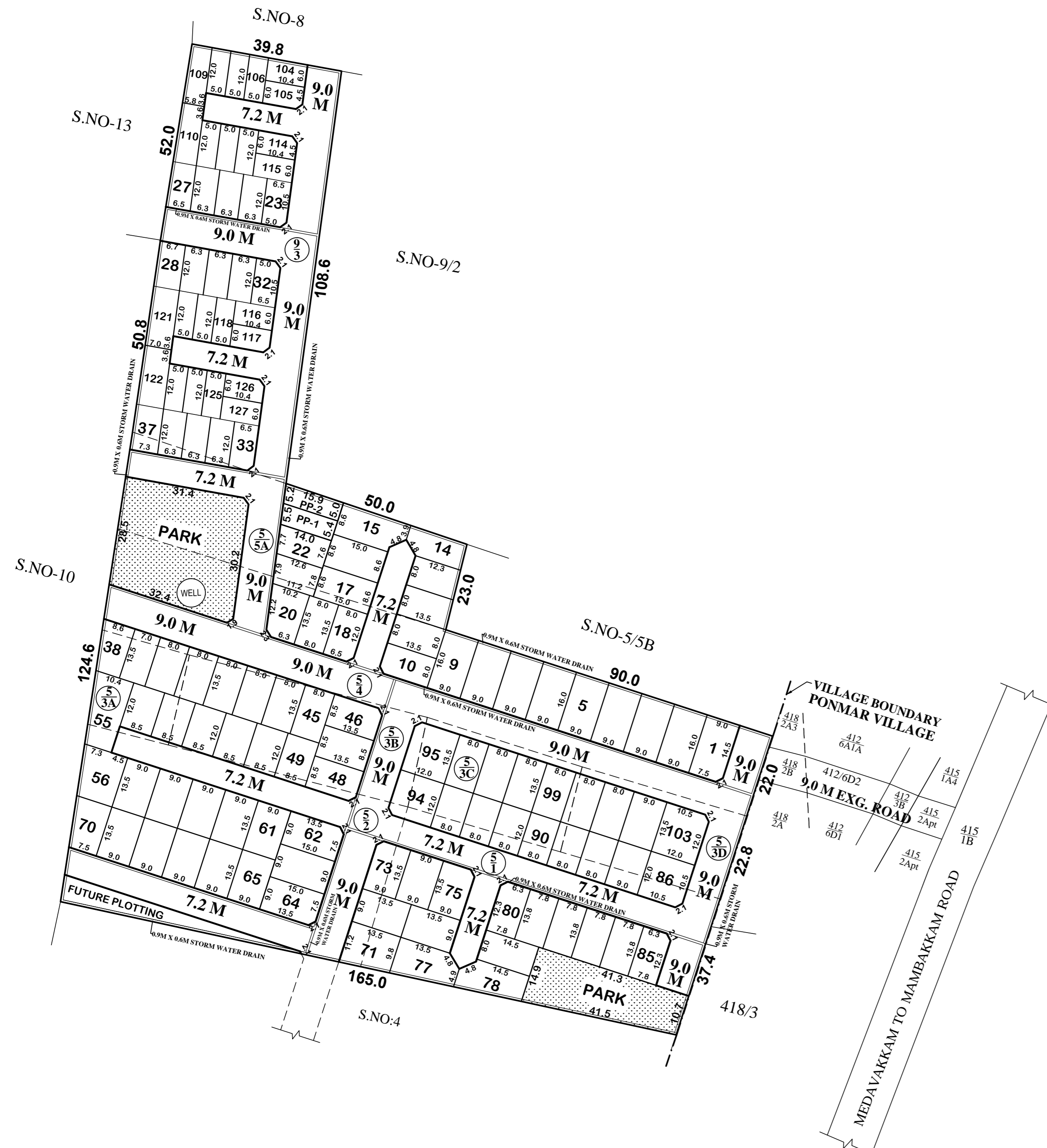
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0134 / 2021
 DATE : 28 / 04 / 2022

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



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



ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 5 / 1, 2, 3A, 3B, 3C, 3D, 4 & 5A AND 9 / 3 OF MOOLACHERI VILLAGE.

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