

TOTAL EXTENT (AS PER PATTA)	:	12300 SQ.M
ROAD AREA	:	3341 SQ.M
PARK AREA	:	920 SQ.M
PUBLIC PURPOSE AREA (1%)	:	96 SQ.M
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 50 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 46 SQ.M)</small>		
REGULAR PLOTS (1 TO 64)	:	64 Nos.
E.W.S. PLOTS (65 TO 97) (2143 SQ.M)	:	33 Nos.
TOTAL No.OF.PLOTS	:	97 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

<input type="checkbox"/>	ROAD AREA	} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.14523/2021, DATED:01.12.2021, @ SRO REDHILLS.
<input type="checkbox"/>	PARK AREA	
<input type="checkbox"/>	PUBLIC PURPOSE AREA-1	
<input type="checkbox"/>	PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)	

CONDITIONS :

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-INUNDATION-SEEMAPURAM/2016, DATED:06.03.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- 1) THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)8.300M.
- 2) THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD BE AT (+)8.300M (OR) 0.60M ABOVE THE TOP OF ADJOINING SEEMAPURAM VILLAGE ROAD. THE APPLICANT SHOULD PROVIDE ALL-ROUND STORM WATER DRAINAGE NETWORK, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST LOCAL STORM WATER DRAIN WITH THEIR PRIOR APPROVAL AND HIS OWN COST. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR.
- 3) THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR SEWERAGE TREATMENT AND ITS DISPOSAL IN THE PROPOSED SITE AS PER NORMS AFTER OBTAINING NECESSARY PERMISSION FROM THE AUTHORITIES CONCERNED AND SHOULD NOT BE LET INTO THE NEARBY RIVER OR STORM WATER DRAIN.
- 4) THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE GARBAGE'S WITHIN THE PREMISES AND HAS TO BE DISPOSED OF AS PER EXISTING NORMS AND SHOULD NOT BE DUMPED IN THE NEARBY RIVER, PUBLIC PLACES ETC.,
- 5) THE APPLICANT SHOULD DO PROPER SOIL TEST AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER.
- 6) THE PWD/WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THEM AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR INUNDATION POINT OF VIEW.
- 7) THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
- 8) THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF HIS LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES. SINCE, THE PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT THIS OPINION DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/GOVERNMENT LAND AND THE PWD/WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE ABOVE PROPOSED SITE AT ANY TIME DURING EXECUTION.
- 9) THE APPLICANT SHOULD DEMARCATHE THE SITE ABUTTING THE ROAD ON WESTERN SIDE WITH REVENUE DEPARTMENT AND AS WELL AS WITH PWD/WRD TO AVOID ANY ENCROACHMENT IN GOVERNMENT LANDS AND SHOULD BE MAINTAINED AS PER REVENUE RECORD.
- 10) THE APPLICANT SHOULD CLEARLY DEMARCATHE HIS BOUNDARY ADJOINING S.F.No:24/4 & 24/6 WITH REVENUE AND PWD/WRD AUTHORITIES. THE APPLICANT SHOULD ALSO MAINTAIN THE ABOVE S.F.NOS AS IT IS WHERE CONDITION WITHOUT ANY ENCROACHMENT AND SHOULD NOT USE THE ABOVE TWO SURVEY NOS. FOR ANY PURPOSE AT ANY COST. SINCE, IT SEEMS AS RIVER BANK OF KOSASTHALAIYAR RIVER AS PER REVENUE RECORDS.
- 11) THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, IF BREACH OF ANY OF THE ABOVE SAID CONDITIONS AND IN THE EVENT OF SUCH REVOCATION THE APPLICANT SHALL NOT BE ELIGIBLE CLAIM TO ANY COMPENSATION WHATSOEVER.

(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 (9) 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.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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)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 NADUELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-INUNDATION-SEEMAPURAM/2016, DATED:06.03.2017.

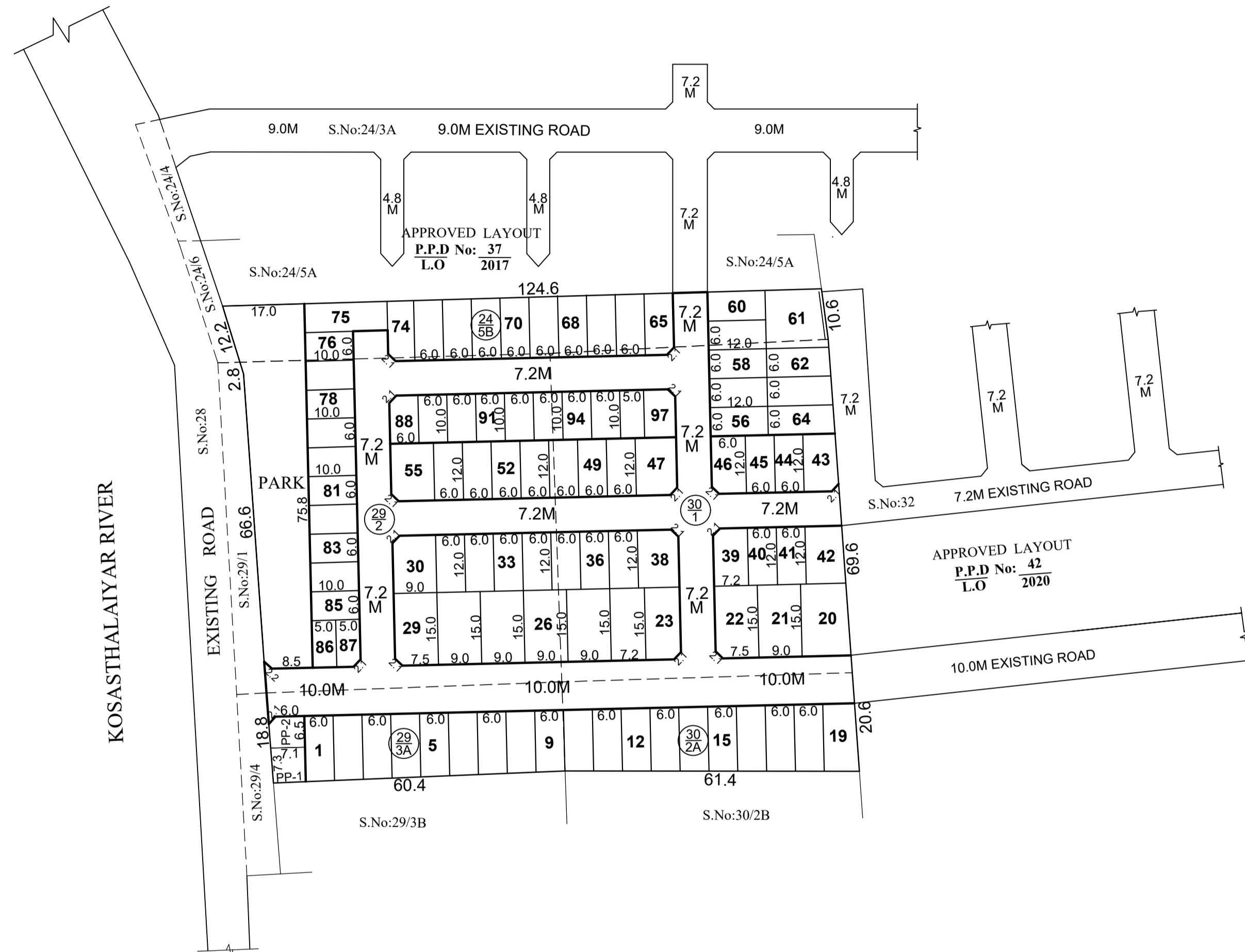
AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND :

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S

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.



SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 24/5B, 29/2, 3A, 30/1 & 2A OF SEEMAPURAM VILLAGE.

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

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

P.P.D NO : **56**
L.O : **2022**

APPROVED

VIDE LETTER NO : **L1 / 5566 / 2020**
DATE : **9 / 05 / 2022**

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

