

SITE EXTENT (AS PER DOCUMENT) : 7891 SQ.M
ROAD AREA : 2090 SQ.M
PUBLIC PURPOSE AREA (1%) : 60 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 29 SQ.M
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 31 SQ.M
REGULAR PLOTS (1 TO 53) : 53 Nos.
E.W.S.PLOTS (56 SQ.M) : 1 No.
TOTAL NO.OF.PLOTS : 54 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- | | | |
|--|---|--|
| <div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-bottom: 2px;"></div> ROAD AREA
<div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-bottom: 2px;"></div> PUBLIC PURPOSE AREA-1
<div style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-bottom: 2px;"></div> PUBLIC PURPOSE AREA-2
<small>(RESERVED FOR TANGEDCO)</small> | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.5928/2022, DATED:25.04.2022
@ SRO CHENNAI SOUTH JOINT I |
|--|---|--|

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5,LETTER NO.DB/T5(3)/F-NOC-5781 MANAPAKKAM VILLAGE/2022/DATED:28.06.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- The applicants land should be filed with earth filling with proper compaction to the minimum Level of (+) 10.610m [i.e.(+) 3 650m above Sill level (LS 5945) of Manapakkam Channel Culvert which is (+)6.960m) to protect the site from inundation during floods
The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.290 to 1.660m 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 less than (+)10.610m . The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site i.e micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel rainwater harvesting roads with road side drains and sewage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicants land according to exiting 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 Eri/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.
- The necessary setback distance should be provided within the site 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 areas in future: 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 in the presence of Revenue authorities.
- 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 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 both time to time.
- 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.
- The applicants land and surrounding area is in low lying area, so during every monsoon period, there is a high possibility of flooding and accordingly the residents are requested to take care of their belongings under their own costs since the regular habitation is not advisable below MFL
- 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 Eri at any cost.
At any cost, sewage/sullage should not be let in to the river, and the garbages/debris and construction materials should not be dumped into the Eri restricting the free flow of water
- 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.
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 the 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 WRD reserves rights to withdraw the Technical opinion on inundation point of view to 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 31.01.2020 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) 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)TNCDBR-2019 RULE NO: 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(V)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTERNO.DB/T5(3)/F-NOC-5781 MANAPAKKAM VILLAGE/2022/DATED:28.06.2022, 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

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS

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 : **79**
L.O **2022**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0050 / 2021

DATE : 4 / 07 / 2022

OFFICE COPY

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



GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos: 457/1, 2, 3, 4, 5, 6, 459/1B, 3, 4, 5 & 460/2 OF MANAPAKKAM VILLAGE.

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

