

**SITE EXTENT (AS PER PATTI) = 5700 SQ.M**  
**ROAD AREA = 1940 SQ.M**  
**PUBLIC PURPOSE PROVIDED (1 & 2) = 46 SQ.M**  
 P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 23.0 SQ.M)  
 P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 23.0 SQ.M)  
**NO. OF PLOTS = 44 NOS.**

**NOTE:**

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA
  - PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
  - PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) DOC. NO: 7441 / 2023, DATED: 15.04.2023 @ SRO, KUNDRATHUR

**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-3191 NOC-MALAYAMBAKKAM VILLAGE / 2022 / 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 filling with proper compaction to the minimum level of (+)19.190m i.e. (0.48 m above the Sill level of Sluice No.4 of Chembarambakkam Tank which is (+)18.710m) 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 1.690m to 2.00m 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 (+)19.190 m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drains i.e., peripheral and lateral drain of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment 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. There should not be any hindrance to the free flow of internal drain to downstream.
- Since the site exists in close proximity with the Government Channels in S.F.No.49, 50 (North - Eastern side of applicant's site), 54, 55, 57, 59/2 of Malayambakkam village (North - Western side of applicant's site) and S.F.No.178 & 174 (Kuttai) of Mangadu village on Eastern side, 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. 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 especially on the Northern & Eastern side in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the Government channels 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 channels, 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 and deposited amount for caution deposit will not be refunded. Hence, the applicants are solely responsible of genuineness 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 from time to time.
- The applicants should not object as any time for the maintenance works / improvement works of the Government channels which are proposed to be carried out by WRD. The applicants should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement/development works as per Revenue records (FMB), which are proposed to be cared out by WAD in future periodically.
- The sewage water from the applicant's 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 this site from the Revenue department to make sure that the site is not an encroached property from the water body as well as conforming this proposed site boundaries.
- The Channel in S.F.No.49 of Malayambakkam village on North - Eastern side and S.F.No.178 of Mangadu Village on Eastern side of the applicants' land, which had been encroached and presently in use as access road should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants' own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments.
- The Government channel in stretch at S.F.No 49 and 50 of Malayambakkam village & S.F.No.178 on East of Mangadu village abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the channels should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants should make necessary periodical arrangements for the free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicants should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.
- 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 authorities concerned GCC/CMDA/Local Body / District Administration should restore the channel in S.F.No.49 of Malayambakkam village & 178 of Mangadu village to its original standard as per Revenue Records as per G.O.Ms.No.78/H&UD (UD-4(3)D/04.05.2017, Government orders, Circulars Hon'ble Supreme Court & High Court & NGT judgments & as well as Tamil Nadu Tank Protect Act 2007 in order to avoid inundation of the surrounding area in future.

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, 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/T5(3)/F-3191 NOC-MALAYAMBAKKAM VILLAGE / 2022 / 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.

(III) 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.

(IV) TNCDBR-2019, RULE NO:47 (11)

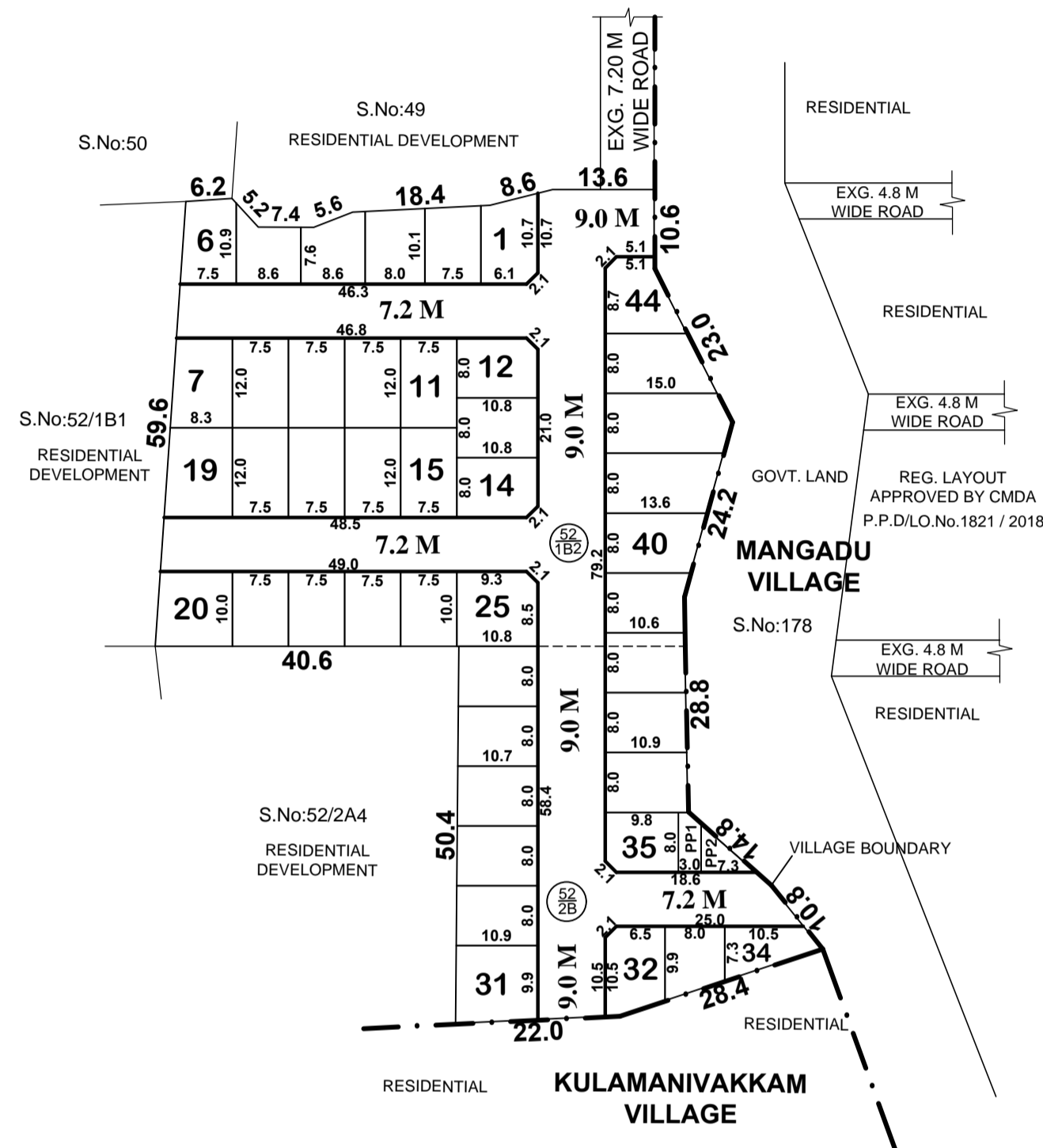
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(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



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 : 107**  
**L.O NO : 2023**

**APPROVED**

**VIDE LETTER NO : LAYOUT-1 / 0065 / 2023**

**DATE : 20 / 04 / 2023**

**OFFICE COPY**

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



**KUNDRATHUR PANCHAYAT UNION**  
**LAYOUT OF HOUSE SITES IN S.Nos: 52 / 1B2 & 2B OF MALAYAMBAKKAM VILLAGE.**  
 SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)