

TOTAL EXTENT (AS PER DOCUMENT) : 27235 SQ.M  
 ROAD AREA : 8304 SQ.M  
 PARK AREA : 1900 SQ.M  
 (PARK AREA - 1 : 1196 SQ.M + PARK AREA-2: 704 SQ.M)  
 PUBLIC PURPOSE AREA (1%) : 209 SQ.M  
 (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 95 SQ.M)  
 (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 114 SQ.M)  
 REGULAR PLOTS (1 TO 121) : 121 Nos.  
 E.W.S. PLOTS (2410 SQ.M) (122 TO 153) : 32 Nos.  
 TOTAL No.OF.PLOTS : 153 Nos.

**NOTE:**

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

	ROAD AREA
	PARK AREA
	PUBLIC PURPOSE AREA-1
	PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

 WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.5435/2023, DATED: 15.04.2023, @ SRO AVADL.

**CONDITIONS :**

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/F-11492&0009 NOC-KUTHAMBAKKAM VILLAGE/2023/ DATED:11.01.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
  - 1.The applicants' land should be filled with earth filling with proper compaction to the minimum Level of (+)27.830m (i.e.) 0.85m above Sluice No.6 sill level as (+)26.980m MSL of Nemam tank on Western side of the applicant site 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 varying from 1.21m to 1.38m 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.
  - 2.The all round pavement level within the site should be less than 27.830m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable sizes as per site conditions within the site and the same should be connected to the local drain / channel, rainwater harvesting, road with road side drains and sewerage treatment plant 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.
  3. Since the site exists in close proximity with the pond on East, the necessary setback distance should be provided within the site as per site conditions 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 Roc. No. 4367/ 2019 - BA2 / Dated: 13.03.2019) during development especially on East and there should not be any construction activities in setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
  4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the East side in the presence of Revenue, Local body and WRD authorities. The applicants should also maintain the measurement of the width of the pond 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 pond, the same should be restored to its original condition at their own cost.
  5. 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 genuineness of the documents submitted.
  6. 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.
  7. 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. /
  - 8.The applicants should not object at any time for the maintenance works / improvement works of the pond which is proposed to be carried out by local body. The applicant 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 carried out by local body in future periodically.<
  9. 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.
  10. The applicants should get clearance certificate for their 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.
  11. 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 their site from the WRD is purely issued on the basis of inundation point of view.
  12. The applicants should not carry out any other cross masonry structures across the channels/pond without prior permission from local body.
- 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)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 (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 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 STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-11492&0009 NOC-KUTHAMBAKKAM VILLAGE/2023/ DATED:11.01.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

(VI) 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS
- BUFFER AREA
- PARK GIFTED TO LOCAL BODY

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.

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

P.P.D NO : 113  
 L.O : 2023

APPROVED

VIDE LETTER NO : LAYOUT-1 /0207/ 2022  
 DATE : 24 / 04 / 2023

OFFICE COPY

FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**POONAMALLEE PANCHAYAT UNION**  
**LAYOUT OF HOUSE SITES IN S.Nos. 39/1,2, 47, 51 & 52 OF KUTHAMBAKKAM VILLAGE.**

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

