

**SITE EXTENT (AS PER DOCUMENT) = 1668 SQ.M**  
**SPLAY AREA = 10 SQ.M**  
**NO.OF PLOTS = 5 NOS.**

**NOTE:**

- SPLAY - 4.5 M x 4.5 M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- THE SPLAY AREA OF 4.5 M x 4.5 M IN PLOT NO.1 HAS TO BE GIFTED TO THE LOCAL BODY AT THE STAGE OF OBTAINING PLANNING PERMISSION FOR BUILDING.

**CONDITIONS:**

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/T5(3)NOC.1264 VENGAIVASAL VILLAGE 2822/2023/DATED:27.04.2023 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 (+) 13.750 m (i.e. 1.235 m above the FTL of Perumbakkam Peria Eri Weir crest level as (+) 12.515 m 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 m depth to achieve required degree of compaction for the depth of 1.980 m 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 (+) 13.750 m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains (i.e. peripheral drain of size not less than 0.60 x 0.90 m and lateral drain of suitable size as per site condition within the site and the same should be connected to local drain rainwater harvesting roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.  
The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain / channel at any cost and the debris and construction materials should not be dumped in to the drain / channel 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/drain.
- The applicant should provide necessary setback distance side within the site as per site condition 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 / Dated 13.03.2019) during development and there should not be any construction activities in future also 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 and WRD authorities concerned without fail and should not encroach the Government land / water body and the same should be maintained as it is in the Revenue records.
- The permission granted to the applicants should not be altered / modified / changed to an others. Based on the records submitted by the applicants, the permission is granted, if any documents seem to be take / 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 from time to time.
- The applicants lands are seems to be Ryotwari land which would be classified as Wet lands as Perumbakkam tank submerged condition site. Hence, these lands are to be converted in to other zone from the agricultural zone by the competent authority. 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 / Rivere. The NOC for the site from the WRD is purely issued on the basis of inundation point of view.
- The sewage water from the applicant land should not let in to 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 / garbage should not be dumped in to the channel / river / tank at any cost.

At any cost sewage / sullage should not be let in to river and the garbage, debris and construction materials should not be dumped in to the channel / river restricting the free flow of water.

The owner of the document received from the applicants in respect to the ownership is purely of applicant's 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)NOC.1264 VENGAIVASAL VILLAGE 2822/2023/DATED:27.04.2023. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE 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) THE PLANNING PERMISSION FOR CONSTRUCTIONS IN EACH OF THE PLOTS TO BE OBTAINED SEPARATELY.

(V) THE LEVEL OF THE LAYOUT SITE SHOULD BE RAISED UP TO THE ADJACENT EXISTING ROAD AND MAXIMUM FLOOD LEVEL TO AVOID INUNDATION.

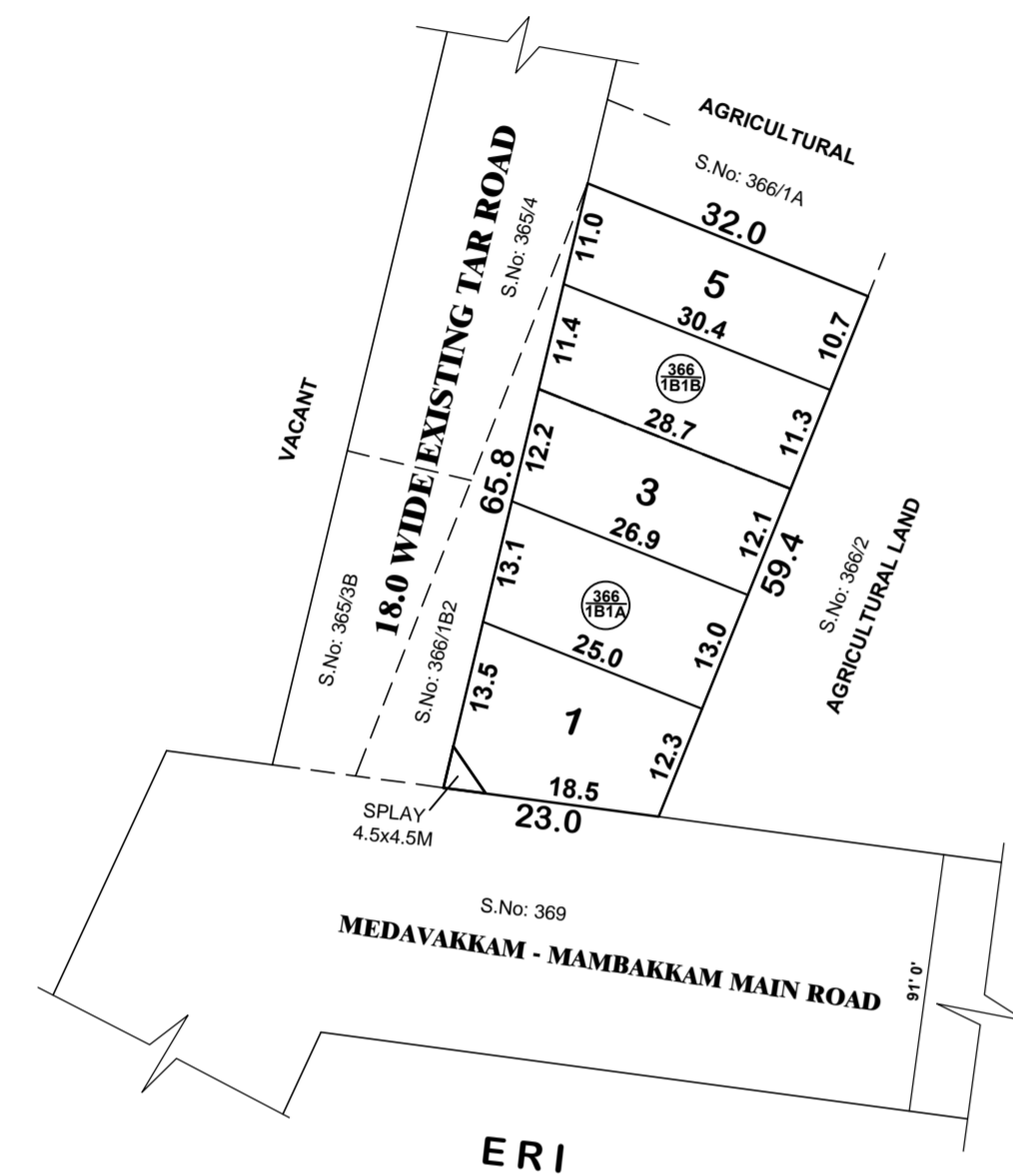
(VI) NOTE: GREEN INDUSTRIES AND ORANGE INDUSTRIES (OTHER THAN SPECIAL AND HAZARDOUS INDUSTRIES) UP TO 200HP ONLY PERMISSIBLE IN THIS SUB-DIVISION.

(VII) 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

**LEGEND:**

- SITE BOUNDARY
- SPLAY AREA
- EXISTING ROAD
- ERI



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 SUB-DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.**

**P.P.D NO : 133**  
**L.O NO : 2023**

**APPROVED**

**VIDE LETTER NO : LAYOUT-1 / 0013 / 2023**

**DATE : 10 / 05 / 2023**

**OFFICE COPY**

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

**ST. THOMAS MOUNT PANCHAYAT UNION**  
**SUB-DIVISION OF INDUSTRIAL SITES IN S.No:366 / 1B1A & 1B1B OF VENGAIVASAL VILLAGE.**

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

