

TOTAL EXTENT (AS PER PATTA) : 45580 SQ.M
ROAD AREA : 18615 SQ.M
PARK AREA : 2709 SQ.M
PUBLIC PURPOSE AREA (1%) : 276 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 133 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 143 SQ.M)
REGULAR PLOTS (1 TO 200) : 200 Nos.
E.W.S.PLOTS (2723 SQ.M) (201 TO 237) : 37 Nos.
TOTAL NO.OF.PLOTS : 237 Nos.
CONVENIENT SHOP : 2Nos.

NOTE:

- NOTES: 1. SPLAY DIMENSIONS ARE INDICATED EXCLUDING SPLAY DIMENSION
2. MEASUREMENTS ARE INDICATED EXCLUDING DIMENSIONS TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2655/2023, DATED:02.05.2023, @ SRO POONAMALLEE.
3. ROAD AREA ARE WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2655/2023, DATED:02.05.2023, @ SRO POONAMALLEE.
4. PARK/PUBLIC PURPOSE AREA-1
5. PUBLIC PURPOSE AREA-2
6. PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/0732/F-(NEDUNCHERI VILLAGE)01679/2023 DATED:20.03.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)28.580m (i.e. +)6.910m above the Sill Level of Sluice No 8 of Chembarambakkam Tank (+)21.670m in order to protect the site from inundation during floods. The process of earth filling and compaction should be done layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 2.480m to 3.380m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the sewage 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 (+)28.580m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size within the site as micro drain as per the site condition and the same should be connected to the local drain of this own cost, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal & garbages/ debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.
- The sewage or any unhygienic drainage (treated or untreated) should not be let into the drain channel / odour 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 applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel/ oda.
- The necessary setback distance especially on West side should be provided within the site as per the norms in existence and as per the rules in force of CMDA (Circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No.4367 / 2019-BA2 / Dated: 13.03.2019) especially on Northern side, during development. And there should not be any construction activities carried out in this set back areas since 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, Local body and WRD authorities concerned without fail and should not encroach the Government land (Anantham, Kalam & Thoppu) in SF Nos.62/4, 83/3, 84/1, 6, 88/3, 89/6, 7, 8 & 84/5, 8, 64/5 & 84/4, 64/1. / 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 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.
- 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 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 / river. The NOC for this 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 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/garbage should not be dumped into the channel/river/tank at any cost.

- At any cost, sewage/sillage should not be let into channel/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 not object at any time for the maintenance works / improvement works of the Channel 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 carried out by WRD in future periodically.
- The Government field channel stretch abutting the applicant boundary in S.No.48 & 49 on West side should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the course should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field drain should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing drain to the downside area within the proposed layout site. Also, the applicant should desilt the drain periodically and remove the obstruction then and there, without any hindrance for free flow of water at his own cost within the proposed land, even after the completion of project also.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's 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 with NOC on inundation point of view for the above proposed site and in event, the applicant 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 31.01.2020 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/T5(3)/0732/F-(NEDUNCHERI VILLAGE)01679/2023 DATED:20.03.2023, 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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S.
- CONVENIENT SHOP
- CANAL

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

P.P.D NO : 134
L.O 2023

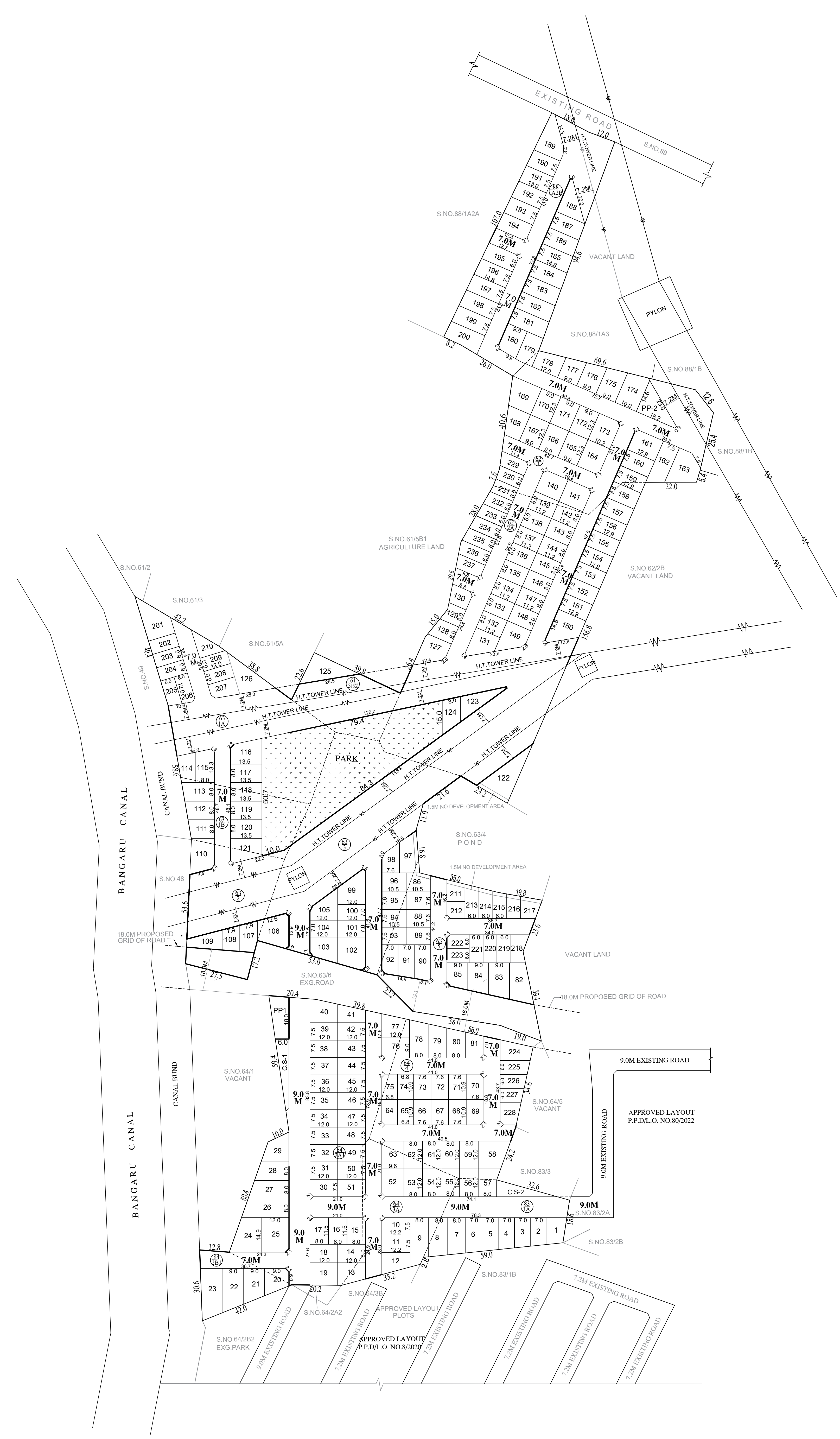
APPROVED
VIDE LETTER NO : LAYOUT-1 / 12647 / 2022
DATE : 12 / 05 / 2023

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



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.



THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 61/5B2, 62/1,2A, 63/1A,1B,2,3,5, 64/2A1,2B1,3A,4, 83/1A & 88/1A2B OF CHEMBARAMBAKKAM VILLAGE.

(FORMERLY PRIYAMPATTU & NEDUNCHERI VILLAGE)

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