

**TOTAL EXTENT (AS PER PATT)** : **4068 SQ.M**  
**ROAD AREA** : **1320 SQ.M**  
**PUBLIC PURPOSE AREA (1%)** : **37 SQ.M**  
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA :18 SQ.M)  
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA :19 SQ.M)  
**REGULAR PLOTS ( 1 TO 17)** : **17 Nos**  
**E.W.S PLOTS (422 SQ.M) ( 18 TO 23)** : **6 Nos.**  
**TOTAL NO.OF.PLOTS** : **23 Nos.**

**NOTE:**

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- |                          |                                               |                                                                                                           |
|--------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | ROAD AREA                                     | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.7663/2023, DATED:19.05.2023, @ SRO AVADI. |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-1                         |                                                                                                           |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) |                                                                                                           |

**CONDITIONS :**

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC-1718 KUTHAMBAKKAM 2308/2023/M/31.03.2023, 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 (+) 30.320M (I.E.) I.E. 0.69M ABOVE FTL LEVEL AS (+) 31.010M MSL OF PAKKAM 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 1.92M 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 BE LESS THAN 30.320M. 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.
  - SINCE THE SITE EXISTS IN CLOSE PROXIMITY WITH THE KULAM ON NORTH & CHANNEL ON SOUTH, 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 - 2 VIDE ROC. NO. 4367/2019 - BA2 / DATED: 13.03.2019) DURING DEVELOPMENT ESPECIALLY ON NORTH 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.
  - THE APPLICANTS SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES ESPECIALLY ON THE NORTH & SOUTH 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.
  - 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 FROM TIME TO TIME.
  - THE APPLICANTS SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORKS /IMPROVEMENT WORKS OF THE KULAM & CHANNEL WHICH ARE PROPOSED TO BE CARRIED OUT BY LOCAL BODY & WRD RESPECTIVELY. 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.
  - 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
  - THE APPLICANTS SHOULD GET CLEARANCE CERTIFICATE FOR THEIR SITE FROM THE REVENUE DEPARTMENT TO MAKE SURE THAT THE SITE IS NOT AN ENCRACHED 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 ENCRACH THE WRD/GOVERNMENT LANDS / RIVER. THE NOC FOR THEIR SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
  - THE APPLICANTS SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS WITHOUT PRIOR PERMISSION FROM LOCAL BODY.
  - THE SURPLUS COURSE IN S.NO. 111 ALONG THE SOUTHERN BOUNDARY OF APPLICANT'S LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE AS WELL AS BED LINING CONCRETE OF THE DRAIN AS PER THE FMB AT THE APPLICANT'S OWN COST. THE BED LEVEL OF THE ABOVE COURSE SHOULD BE ASCERTAINED AND RESTORED BEFORE COMMENCING THE DEVELOPMENT ACTIVITY IN THE PRESENCE OF THE CONCERNED WRD EXECUTIVE ENGINEER. MOREOVER, THE WIDTH OF ENTIRE FIELD DRAIN AS PER REVENUE RECORDS (FMB) ALONG & WITHIN THE STRETCH OF APPLICANT'S LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AND NO ENCROACHMENTS
  - THE GOVERNMENT SURPLUS COURSE STRETCH ABUTTING THE APPLICANT BOUNDARY IN S.NO.111 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 ENCROACHMENT 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 THEIR OWN COST WITHIN THE PROPOSED LAND, EVEN AFTER THE COMPLETION OF PROJECT ALSO.

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.

(I) 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

(II) 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.LETTER NO.DB/T5(3)/F-NOC-1718 KUTHAMBAKKAM 2308/2023/M/31.03.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS 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- GIFTED TO TANGEDCO
- CHANNEL

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 : **154**  
**L.O** **2023**

**APPROVED**  
VIDE LETTER NO : LAYOUT-1 /0063 / 2023  
DATE : 31 / 05 / 2023

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



**POONAMALEE PANCHAYAT UNION**  
**LAYOUT OF HOUSE SITES IN S.NO. 114/12A2 OF KUTHAMBAKKAM VILLAGE.**  
SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

