

**TOTAL EXTENT (AS PER DOCUMENT) : 10643 SQ.M**  
**ROAD AREA : 3770 SQ.M**  
**PARK AREA : 687 SQ.M**  
**PUBLIC PURPOSE AREA (1%) : 69 SQ.M**  
(P.P-1 HANDED OVER TO THE LOCAL BODY-0.5% AREA : 34 SQ.M)  
(P.P-2 HANDED OVER TO THE TANGEDCO - 0.5% AREA : 35 SQ.M)  
**REGULAR PLOTS (1 TO 41) : 41 Nos.**  
**E.W.S.PLOTS (819 SQ.M) (42 TO 54) : 13 Nos**  
**TOTAL NO.OF.PLOTS : 54 Nos.**

**NOTE:**

- SPLAY-1.5MX1.5M
  - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
  - |  |   |
|--|---|
|  | 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.4150/2023, DATE:19.05.2023, @ SRO TAMBARAM.

**CONDITIONS :**

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC-PULIKORADU VILLAGE / 2022 / DATED:29.09.2022,ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- The applicants should be filled with earth filling with proper compaction to the minimum Level of 18 000 m e) 5775in above top of per bed block (+) 7.225m of Kiskintha Road Bridge across the Adayar river, 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 2.000 m to 2.300m depending upon the existing field level. 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 (+)8.000m. The applicants should prepare the layout proposal by considering the suitable Internal storm water drainage network as Micro drain of suitable size penpheral drain of size not less than 0.60x0 90m, Raising the bed level of (+)6 950m and lateral drains of suitable size within the site as per site condition and the same should be connected to the local drainchannel rainwater harvesting roads with road sidedrains and sewerage treatment plant and its disposal and garages debris and other sold waste management as per norms in existence within the applicants and 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 in to drain/channel/course at any cost and the debris and other materials should not be dumped into 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 drainagechannel
- The necessary setback distance should be provided not less than 15m with in the site as per site condition especially on Western side the as per the norms in existence and as per the rules in force of CMDA (Circular sued by the office of the Commissioner of Town & Country Planning Chennai-2 vide Ruc No 4367/2015 -BAZ / 13.03.2019) during development and there should not be any Construction activities in the set back areas. The CMDA should in the completion certificate only after compliance certificate from WRD
- The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue & WRD authorities The applicants should also maintain the measurement of the Side without any encroachment and should maintain as pre Revenue records (FMB)
- The applicants should abide by the rules and regulation of the WRD from time to time.This applicants should also abide court of law of both State & Central Government from time to time
- 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 aunn execution and thereafter, if necessary Advance intimation should be given to the WRD officers concerned before commencement of work.
- 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 the 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/Channel
- 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 applicant and as well as the construction materials/debris/garbage should not be dumped into the channel/ river at any cost.
- At any cost sewage /sullage should not be let into river, and the garbage, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
- The applicant should not object at any time for the maintenance work/improvements work of the River which is proposed to be carried out by WRD. 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 WRD in future periodically.
- The applicant should not construct any cross masonry across the River without prior permission of WRD.
- Clearance from MOEF Pollution Control Board, CRRT, etc has to be obtained which is found to be mandatory.
- The applicant is suggest to provide stilt floor during construction activities in the regular habitation may be from first floor, since the applicant site abutting the Adayar river on Western side

The trueness of the document received from the applicants m 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 along with NOC on inundation point of view for 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 31.01.2020 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-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.

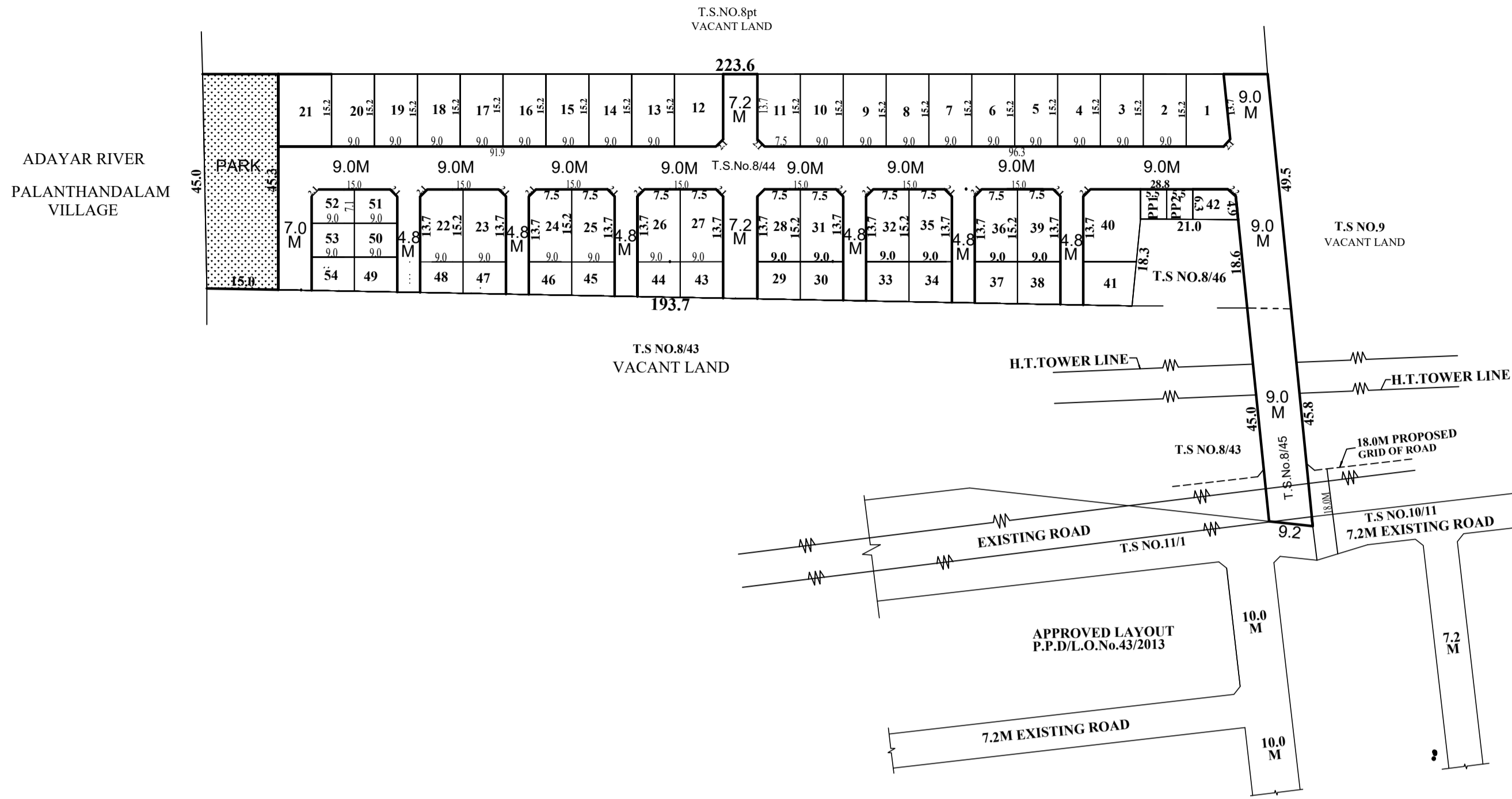
(V)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC-PULIKORADU VILLAGE/2022/DATED:29.09.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS



**TAMBARAM CORPORATION**

**LAYOUT OF HOUSE SITES IN T.S.No:8/44 & 8/45, (OLD S.No.15/3A & 3B)WARD-A, BLOCK NO.1 OF PULIKORADU VILLAGE.**

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

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 APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED**

P.P.D NO. 157  
 L.O 2023

APPROVED

VIDE LETTER NO : LAYOUT-1 / 9315 / 2022

DATE : 02 / 06 / 2023

OFFICE COPY

FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

