

SITE EXTENT (AS PER PATTA) = 6790 SQ.M
ROAD AREA = 1133 SQ.M
PUBLIC PURPOSE PROVIDED = 58 SQ.M
PUBLIC PURPOSE SITE - 1 = 29.0 Sq.M (RESERVED FOR LOCAL BODY)
PUBLIC PURPOSE SITE - 2 = 29.0 Sq.M (RESERVED FOR TANGEDCO)
NO.OF PLOTS = 12 NOS

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

- ROAD AREA
 - PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
 - PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC. NO: 5402 / 2023, DATED: 03.06.2023 @ SRO, PADAPPAI

CONDITIONS:

- (I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/T5(3)/F.1229 THIRUMUDIVAKKAM VILLAGE 2394/2023/DATED:19.04.2023 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 **(+20.680 m** i.e. 1.030m below the Sill level of Sluice No.2 of Chembarambakkam Tank is **(+19.650m** 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 the required degree of compaction for the varying 1.230m to 2.160m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have a basement floor and as well as dewatering arrangements during flood periods.
 - The all-round pavement level within the site should not be less than **+20.680m**. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains 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 sewage 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 into 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 especially on Northern side & Southern side within the site as per site condition as well 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 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 by the 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 Wetlands. Hence, these lands are to be converted into 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 / 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 / garbages should not be dumped into the channel/ river / tank 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 applicant should not object at any time for the maintenance work / improvements work of the tank which are proposed to be carried out by WRD. The applicants should given 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 carry out any others cross masonry structures across the Channel without prior permission from WRD.
 - After the completion of the work, the damaged portion of the Channel structure if any should be set right and restored to the Original condition at this own cost.
 - The Government field Channel in S.F. No. 103 & 96 on Northern Side and Southern side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of the entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.
 - The Government field channel in S.F. No. 103 & 96 on Northern side and Southern side stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of the project also.

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 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F.1229 THIRUMUDIVAKKAM VILLAGE 2394/2023/DATED:19.04.2023. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) THE FOLLOWING AND OTHER CONDITIONS OF THE MANAGER DIRECTOR, TANSIDCO LTD., IN LETTER R.No.6066/IE-2/2019 DATED:21.03.2023 ARE TO BE COMPLIED BY THE APPLICANT.

- The applicant should use the land in S.Nos.104/1A, 104/2 and 105 of Thirumudivakkam village measuring 1.325 acres by using TANSIDCO roads to Construct Industrial sheds and should furnish a copy of approval letter obtained CMDA for change in land use classification within a year.
- The annual maintenance charges on par with TANSIDCO industrial Estate Thirumudivakkam should be paid to TANSIDCO or CAAIUC or authorized agencies on demand and to this effect. The applicant should give an undertaking.
- If you purchase any additional land in future, the applicant should got NOC from TANSIDCO can collect the additional development cost and maintenance charges.
- The access given to the applicant shall be only for the property purchased by the applicant to an extent of 1.325 acres which falls in Survey Nos.104/1A,104/2 and 105 of Thirumudivakkam village only. Any access to any other person beyond the applicant land or adjacent and TANSIDCO's concurrence shall not be permitted and if found so, the access permission now given to you shall be withdrawn without any notice.
- The permission is initially given for two years within which period you should complete construction of Industrial Sheds and continuance thereafter will be considered after verification of utilization of your land.
- Permission is given for M/s.Aditya Ready Mix Concrete only, if the land is transferred to any other party, the transferee has to get NOC from TANSIDCO.

(IV) **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.

(V) **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.

(VI) THE PLANNING PERMISSION FOR CONSTRUCTIONS IN EACH OF THE PLOTS TO BE OBTAINED SEPARATELY.

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

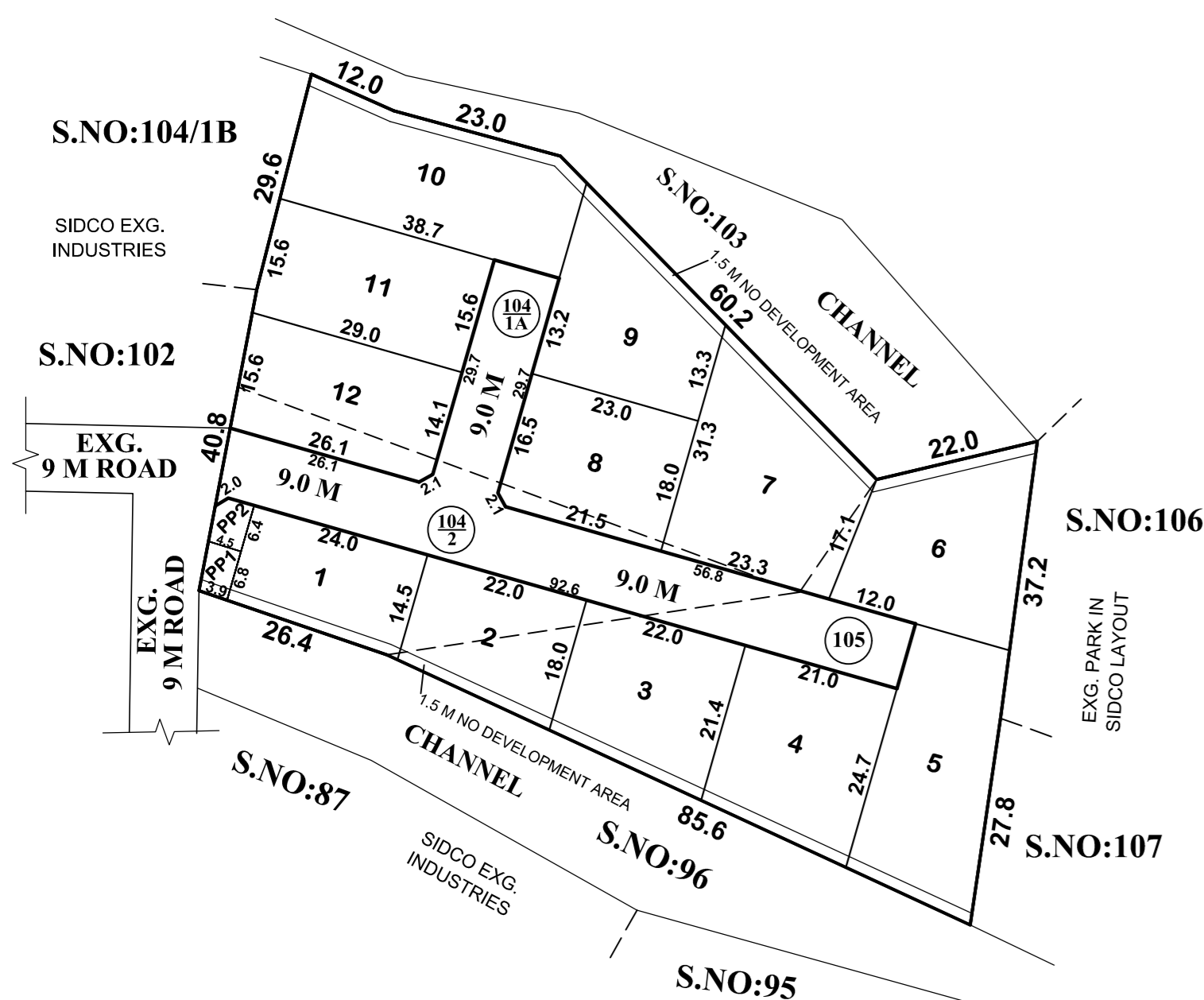
(VIII) NOTE: GREEN INDUSTRIES AND ORANGE INDUSTRIES (OTHER THAN SPECIAL AND HAZARDOUS INDUSTRIES) UP TO 200HP ONLY PERMISSIBLE IN THIS LAYOUT.

(IX) 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO
- CHANNEL

**KUNDRATHUR PANCHAYAT UNION****LAYOUT OF INDUSTRIAL SITES IN S.Nos: 104 / 1A, 2 AND 105 OF THIRUMUDIVAKKAM VILLAGE.**

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

CONDITIONS:

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

P.P.D NO : 165
L.O NO : 2023

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0005 / 2023

DATE : 09 / 06 / 2023

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FOR SENIOR PLANNER (LAYOUT)
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.

