

| | | |
|---|---|-------------------|
| TOTAL EXTENT (AS PER DOCUMENT) | : | 12828 SQ.M |
| ROAD AREA | : | 4403 SQ.M |
| PARK AREA | : | 905 SQ.M |
| PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 50 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 51 SQ.M) | : | 101 SQ.M |
| REGULAR PLOTS (1 TO 62) | : | 62 Nos. |
| E.W.S.PLOTS (1394 SQ.M) (63 TO 81) | : | 19 Nos. |
| TOTAL No.OF.PLOTS | : | 81 Nos. |
| COVENIENT SHOP | : | 1 No. |

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- | | |
|-----------------------|--|
| ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.80/2023 DATED: 6.01.2023, @ SRO POONAMALLEE. |
| PARK AREA | |
| PUBLIC PURPOSE AREA-1 | |
| PUBLIC PURPOSE AREA-2 | |

CONDITIONS:

- (I) THE FOLLOWING CONDITIONS MENTIONED BY THE CE,PWD,WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.DB/T5(3)/F-6034 NOC-KOLAPPANCHERI VILLAGE/2022/DATED:04.07.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT.
- The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+) 24,080m (e,+) 3040 m above Sill level of Sluice No.2 in Banavedu Eri which is (+) 21.040m to protect
The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth form 1.400 to 1.630 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 (+) 24.080m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site ie. Micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting , roads with road side drains and sewerage treatment and its disposal and garbage/debris and other solid waste management as per norms in existence within the applicant's 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 Eri/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.
 - The necessary setback distance should be provided within the proposed site 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-BA2/13.03.2019) during development especially on Eastern side further, there should not be any construction activities in the setback areas in future also, The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
 - The applicant should clearly demarcate the boundary of her land before commencement of any developmental activities especially on the Eastern side in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the Eri 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 Eri,the same should be restored to its original condition at her own cost.
 - The permission granted to the applicant, should not be altered/modified/changed to any others, Based on the records submitted by the applicant, 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 applicant is 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 applicant should abide by the rules and regulation of the WRD from time to time., The applicant should also abide court of law of both State & Central Government from time to time.
 - The applicant should get clearance certificate for her 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.
 - 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 applicants and as well as the construction materials/debris/garbage should not be dumped into the Eri 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 Eri restricting the free flow of water.
 - WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD/Government Lands river, The NOC for her site from the WRD is purely issued on the basis of inundation point of view.
- 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 on inundation point of view to 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-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-6034 NOC -KOLAPPANCHERI VILLAGE/2022/ DATED:04.07.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

(V) 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

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 : **17**
L.O **2023**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0017 / 2022

DATE : 18 / 01 / 2023

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos.12/1B, 16 & 17 OF KOLAPPANCHERI VILLAGE.

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

