




SITE EXTENT (AS PER DOCUMENT) = **1862 SQ.M**
ROAD AREA = **468 SQ.M**
PUBLIC PURPOSE PROVIDED (1 & 2) = **22 SQ.M**
 P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 11.0 SQ.M)
 P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 11.0 SQ.M)
NO. OF PLOTS = **15 NOS.**

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | | |
|---|--|---|
|  | ROAD AREA | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC. NO: 10075 / 2023, DATED: 03.07.2023 @ SRO, REDHILLS |
|  | PUBLIC PURPOSE AREA-1
(RESERVED FOR LOCAL BODY) | |
|  | PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO. DB/T5(3) / F.007078 / NOC - SEEMAPURAM VILLAGE / 2023, DATED:20.04.2023 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 (+) 8.900cm (i.e) 4. 160 m above the Top of crest level of Vallur Anicut Levels is (+)4.70 m to protect the siter from inundation during floods . The process of earth filling and compaction should be done in layers of not more than 0.30 meter depth to achieve required degree of compaction for the from 1.550.m to 1. 600, depending upon the existing field levels. Also the application 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 pavements level with in the sits should not be less then (+) 8.900m The application should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site . The same should be connected to the local drain / channel rain water harvesting roads side drain and sewerage treatment 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 no be let into drain/ channel/ course at any coast and the debris and other materials should not be dumped into drainage network. at 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 especially on west side with in the site as per site condition 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.4067/2019-BA2/ dated :13.03.2019)during development and there should not be any construction activities in future also the CMDA should be 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 development activities in the presence of revenue local body and WRD authorities concerned without fail and should no encroach the government land/ water body and the same should be maintained as it in the Revenue records (FMB) if any damages occurred to the channel the same should be restored to its original condition at his own cost.
- the permission granted to the applications should not be altered / modified changed to any others based on the records submitted byt the applications 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 genuinety of the documents submitted.
- The WRD officers should be allowed to inspect the site at anytime during execution and thereafter, if necessary Advance intimation should be given to the WRD officers concerned before commencement of work ..
- The application 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 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 /debit / garbages should not the dumped in to the River Eri/ Channel Pond at any cost

At any cost sewage / sullage should not be let into River/ Eri/ Channel Pond and the garbages debris and construction material should not be dumped into the River Eri/ Channel Pond restricting the free flow of water.

9. The applicants lands are seems to be Ryotwari land which would be classified as Dry lands Hence these lands are to be converted into to other zone from the agricultural zone by the competent authority. The applications should get clearance certificate for this site from the Revenue department to make sure that the suite is not an encroached property from the water body as well as confirming this proposed site boundaries .

10. 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.

11. The applicant should no object at any time for the maintenance work/ improvements work of the river/ Eri/ Channel/ pond which is proposed to be carried out by WRD/ Local body the applicant should give and undertaking in writing to the effect that the above proposal will not abstract in case any maintenance / improvements / development works as per revenue records (FMB) which be proposed to be carried out by WRD/ local body in future periodically.

The owner of the document received from the applicants in respect to the ownership is purely of applicant 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 injection 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 STIPULATE BY WRD, PWD IN THEIR LETTER NO. DB/T5(3) / F.007078 / NOC - SEEMAPURAM VILLAGE / 2023, DATED:20.04.2023, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) 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.






(IV) TNCDBR-2019, RULE NO:47 (11)

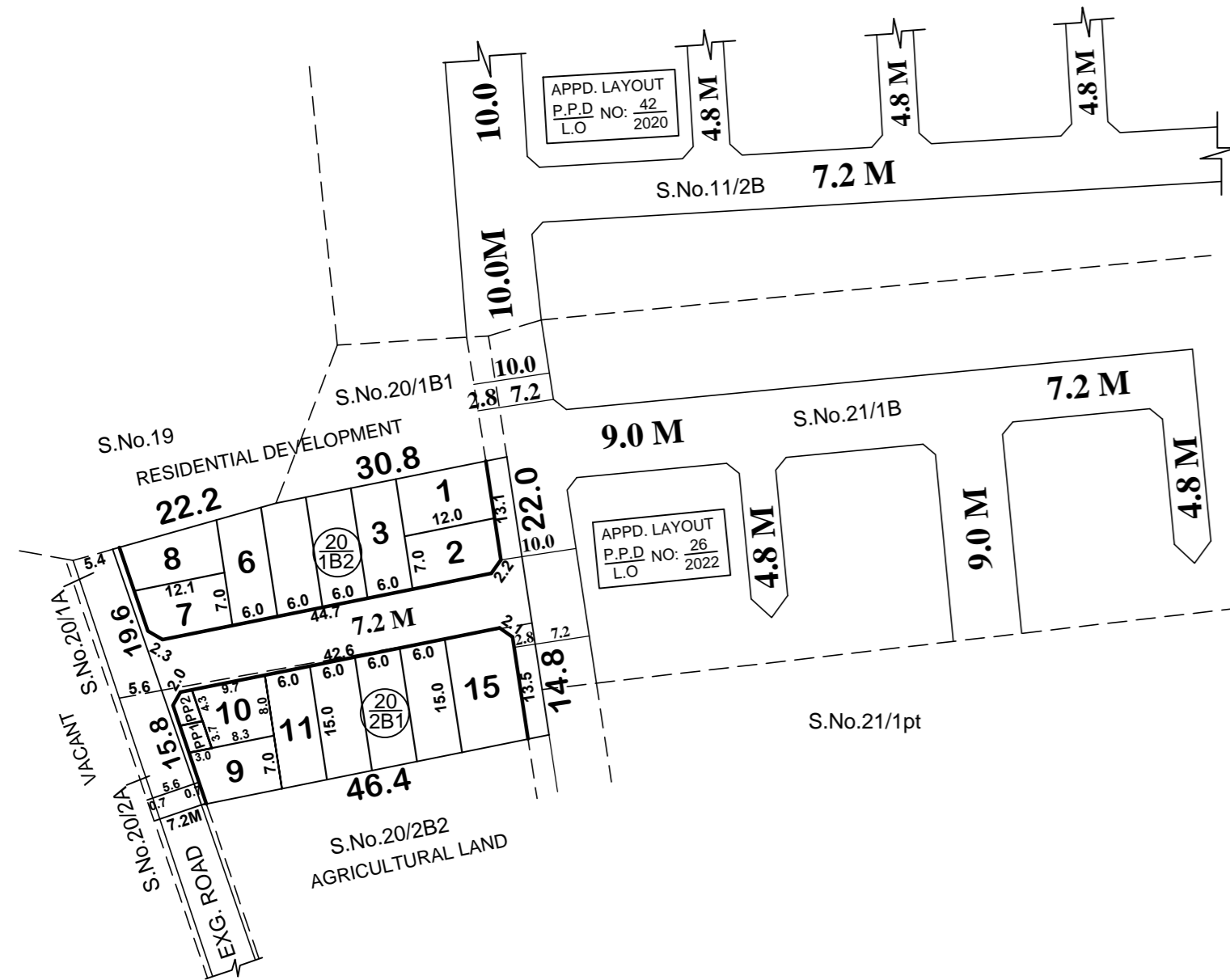
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

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



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.

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

P.P.D NO : **196**
L.O NO : **2023**
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0133 / 2023
 DATE : 13 / 07 / 2023

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 20 / 1B2 & 2B1 OF SEEMAPURAM VILLAGE.

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

