

TOTAL EXTENT (AS PER PATA) : 28300 SQ.M
ROAD AREA : 9280 SQ.M
PARK AREA : 1919 SQ.M
PUBLIC PURPOSE AREA (1%) : 192 SQ.M
 (P.P-1 HANDED OVER TO LOCAL BODY 0.5% AREA : 96 SQ.M)
 (P.P-2 HANDED OVER TO TANGEDCO 0.5% AREA : 96 SQ.M)
REGULAR PLOTS (1 TO 130) : 130 Nos.
E.W.S. PROVIDED (131 TO 158) : 28 Nos.
TOTAL No.OF.PLOTS : 158 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3. ROAD AREA
 4. PARK AREA
 5. PUBLIC PURPOSE AREA-1
 6. PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.6076/2023, DATED: 08.07.2023, @ SRO PAMMAL.

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE CE. WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/TS(3)/F -NOC 03462 THARAPAKKAM VILLAGE 04479/2023/DATED:13.06.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE APPLICANT'S LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+) 15.810M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION FOR A DEPTH VARYING FROM 0.57M TO 1.30M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)15.810M AND (1:5)M ABOVE THE TBM OF ADAYAR RIVER AT THARAPAKKAM VILLAGE AS (+) 14.240M). ALSO, THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER, IF IT IS PROPOSED TO HAVE BASEMENT FLOOR AS WELL AS DEWATERING ARRANGEMENTS DURING FLOOD PERIODS.
- THE ALL ROUND ELEVATION WITHIN THE SITE SHOULD NOT BE LESS THAN (+)15.81M. THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK AS MICRO DRAIN OF SUITABLE SIZES, WITHIN THE SITE AS PER SITE CONDITION AND THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN / CHANNEL RAINWATER HARVESTING, ROADS WITH ROAD SIDE DRAIN AND SEWERAGE TREATMENT PLANT AND ITS DISPOSAL AND GARBAGES /DEBRIS AND OTHER SOILED 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 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 APPLICANT SHOULD MAKE DRAINAGE NETWORK, AT HIS 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 APPLICANT SHOULD PROVIDE NECESSARY SETBACK DISTANCE WITHIN THE SITE BASED ON THE SITE CONDITION AS PER THE RULES 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 CONSTRUCTION ACTIVITIES IN THE SPECIFIC SETBACK AREAS IN FUTURE ALSO. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
- THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF HIS LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF REVENUE AND WRD AUTHORITIES. THE APPLICANT SHOULD NOT BE ENCRACHED ANY GOVERNMENT LANDS AND SHOULD BE MAINTAINED AS PER REVENUE RECORDS (FMB).
- 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 NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK / IMPROVEMENTS WORK OF THE TANK 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 PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED / MODIFIED /CHANGED TO ANY OTHERS. BASED ON THE REVENUE 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 CANCELED CORRESPONDENCE WITHOUT ANY CORRESPONDENCE AND DEPOSITED AMOUNT FOR CAUTION DEPOSIT, LEASE RENT ETC. WILL NOT BE REFUNDED. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED. IF THERE IS ANY DISCREPANCY OR ANY OTHER ENCROACHMENTS ACTIVITIES, THE APPLICANTS IS HELD RESPONSIBLE IN THE FUTURE.
- 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 GET CLEARANCE CERTIFICATE FOR THIS 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.
- THE SEWAGE WATER FROM THE APPLICANTS LAND SHOULD NOT LET INTO THE DRAIN FOR THE DISPOSAL OF 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 CHANNEL/RIVER RESTRICTING THE FREE FLOW OF WATER.
- WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY TIGHTS TO THE APPLICANT TO ENCRACH THE WRD / GOVERNMENTS LANDS / CHANNEL. THE NOC FOR HER SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
- THE GOVERNMENT FIELD CHANNEL IN S.F.No.24 WITHIN 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 APPLICANTS 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 ENTIRE CHANNEL AS PER REVENUE RECORDS (FMB) ALONG & WITHIN THE STRETCH OF APPLICANTS LAND SHOULD MAINTAINED PROPERLY WITHOUT ANY CHANGE AND WITHOUT ENCROACHMENTS.
- THE GOVERNMENT FIELD CHANNEL IS S.F.No.24 WITHIN 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 COMPLETION OF PROJECT ALSO.
- THE APPLICANT SHOULD NOT CONSTRUCT ANY OTHER CROSS MASONRY STRUCTURES IN THE FIELD CHANNEL AT ANY COST.
- THE PROPOSED RCC BOX CULVERT - 1 NO OF SIZE MENTIONED ABOVE ACROSS THE CHANNEL IN S.F.No. WITHIN THE APPLICANTS LANDS AS EARMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE AGREEMENT. THE WIDTH OF THE CHANNEL EARMARKED BY THE EXECUTIVE ENGINEER CONCERNED SHOULD BE MAINTAINED AS PER REVENUE RECORDS AND SHOULD BE MAINTAINED WITHOUT ENCROACHMENT. IF THE APPLICANTS LANDROAD AVAILABLE ON BOTH SIDES OF THE CHANNEL THIS PERMISSION IS ELIGIBLE FOR CONSTRUCTION OF CULVERT.
- THE PROPOSED BOX CULVERT 1 NO SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE, WIDTH AND HEIGHT ARE MENTIONED BELOW SHOULD BE WELL WITHIN THE BOUNDARY OF THE APPLICANT LANDROAD, THE SIZE & SILL LEVEL OF THE PROPOSED RCC CULVERT SHOULD BE MAINTAINED AS MENTIONED BELOW IN THE SPECIFIED S.F.No. AND SHOULD BE GOT EXECUTED ONLY IN PRESENCE OF WRD OFFICIALS. THE BED LEVEL OF THE CULVERT SHOULD BE FIXED IN PRESENCE OF THE EXECUTIVE ENGINEER CONCERNED THE BED LEVEL OF THE CULVERT SHOULD BE FIXED IN PRESENCE OF THE EXECUTIVE ENGINEER CONCERNED ONLY AFTER THE EXISTING CHANNEL ORIGINAL BED LEVEL ASCERTAINED AND RESTORED FOR FLOW DIRECTION.

S. No.	CHANNEL S.No	ACCESS TO S.NO		PROPOSED BED LEVEL (IN M)	MFL IN M (+)	MINIMUM INNER INNER IN M (+)	MINIMUM VENT HEIGHT IN MOR OR BOTTOM LEVEL OF DECK SLAB IN M	WIDTH OF RCC CULVERT IN M	AREA OF RCC CULVERT IN SQ.M	NO OF VENTS ALLOWED
		FROM	TO							
1	24	182A	259	13.740	15.110	(6.5+6.7) =6.70	2.07 M (+)15.810	9.00	66.30 SQ.M	1 NO.

- THE APPLICANT SHOULD DO PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVED AND QUALIFIED STRUCTURAL ENGINEER FOR CULVERT.
- THE WRD WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE CULVERT PROPOSED BY THE APPLICANT AND WRD SPECIFICALLY RECOMMEND ONLY FOR CONSTRUCTION ON OF CULVERT INUNDATION POINT OF VIEW. THE APPLICANT SHOULD CONSTRUCT THE PROPOSED RCC BOX CULVERT AT HIS OWN COST. THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED CULVERT. AT ANY COST AND WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
- BASED ON THE HYDRAULIC PARTICULARS MENTIONED ABOVE, THE DESIGN AND DRAWINGS OF THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE OBTAINED FROM THE QUALIFIED STRUCTURAL AND CIVIL ENGINEER AND THE SAME SHOULD BE SUBMITTED TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF THE WORK REGARDING HYDRAULIC PARTICULARS. THE WORK SCHEDULE FOR ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION THIRUVALLUR FOR MONITORING AND ALSO COMPLETION OF CULVERT SHOULD BE REPORTED TO THE EXECUTIVE ENGINEER.
- THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.16,000.00 (RUPEES SIXTEEN THOUSAND ONLY) FOR OCCUPATION GOVERNMENT LAND OF 61.00 SQ.M IN THE SHAPE OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR AND IT SHOULD BE PAID AT ONE LUMP SUM FOR THREE YEARS OF RS.48,000.00 (RUPEES FORTY EIGHT THOUSAND ONLY) IN ADVANCE BEFORE THE COMMENCEMENT OF WORK. DURING EXECUTION / AFTER CONSTRUCTION OF ABOVE CULVERTS IF ANY DEVIATIONS ARE NOTED IN ABOVE MEASUREMENTS ACCORDINGLY THE LEASE RENT ALSO ARE REVISED RESPECTIVELY.
- THE APPLICANT HAS TO PAY SERVICE TAX, GST ETC, SEPARATELY AS PER NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME WITHOUT FAIL.
- THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR BEFORE COMMENCING THE WORK AND IT SHOULD BE RENEWED ONCE IN THREE YEARS FOR WHICH THE APPLICANT VOLUNTARILY HAS TO APPLY WITHIN 2 MONTHS, BEFORE THE EXPIRY OF THE LEASE PERIOD. THE LEASE RENT IS SUBJECTED TO REVISION FROM TIME TO TIME AS PER GUIDELINE VALUE GOVERNMENT ORDERS.
- THE APPLICANT IS ALSO TO PAY THE CAUTION DEPOSIT OF SUM OF RS.2,00,000.00 (RUPEES TWO LAKH ONLY) IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR, WHICH WILL BE REFUNDED ONLY AFTER COMPLETION OF SIX MONTHS ON THE CERTIFICATE FROM CONCERNED ASSISTANT EXECUTIVE ENGINEER OF THIS DEPARTMENT THAT THE CONSTRUCTION WORK (CULVERT AND FIELD CHANNEL RETAINING WALL) WAS COMPLETED WITHOUT ANY DAMAGE TO THE GOVERNMENT PROPERTY OR THE DAMAGE CAUSED DURING EXECUTION WILL BE RECTIFIED FULLY BY THE APPLICANT. IF FAILED THE COST OF RESTORATION WORK WILL BE BORNE FROM THE CAUTION DEPOSIT.
- THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASED PORTION OF THE LAND AND IF THE LEASED PORTION OF THE LAND REQUIRED FOR THE GOVERNMENT FOR THE BENEFIT OF SOME OTHER LARGE GENERAL PUBLIC SCHEMES THE APPLICANT SHOULD NOT OBJECT TO HANDOVER THE LAND TO THIS DEPARTMENT FOR WHICH APPLICANT FOR WHICH APPLICANT IS NOT ENTITLED FOR ANY COMPENSATION. FURTHER, THE LEASED PORTION LAND TO BE HANDED OVER TO THIS DEPARTMENT AS IS IT CONDITION.
- THE ABOVE PORTION OF GOVERNMENT LAND (CULVERT LAND, FIELD CHANNEL RETAINING WALL ABUTTING THE APPLICANT LAND) AND SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED AND FOR THE PERIODICAL INSPECTION.
- IN CASE OF TRANSFER OF THE ABOVE SAID LANDS TO THE THIRD PARTY / ASSOCIATION IN FUTURE, IN SUCH CASE THE LEASE RENT SHOULD BE PAID BY THE THIRD PARTY / ASSOCIATION PERIODICALLY THROUGHOUT THE TERM. OTHERWISE THE NOC WILL BE REVOKED AND CONSTRUCTED CULVERT ALSO REMOVED WITHOUT ANY CORRESPONDENCE FOR WHICH APPLICANT IS NOT ENTITLED FOR ANY COMPENSATION AND AS WELL AS LEGAL ENTITY.
- THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED BY THE APPLICANT AT HIS OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL WITHOUT ANY CHANGE.
- THE GOVERNMENT TANK SLICE FIELD CHANNEL IN S.F.No. STRETCH ABUTTING THE BOUNDARY THE APPLICANT LAND SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. WITHIN THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHMENT AS PER REVENUE RECORDS AND THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL SHOULD BE MAINTAINED. THE APPLICANT SHOULD PROVIDE 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 CULVERT.
- THE CONSTRUCTION OF ABUTMENT, WING WALL, RETURN WALL, ETC. FOR EACH OF THE ABOVE PROPOSED CULVERTS SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANTS LANDROAD ON OTHER SIDE. MOREOVER THE WIDTH OF FIELD CHANNEL AS PER REVENUE RECORDS (FMB) SHOULD BE MAINTAINED PROPERTY WITHOUT ANY CHANGE AT ANY COST.
- THE APPLICANT SHOULD PROVIDE A PUCCA CONCRETE BED IN THE CHANNEL AT THE PROPOSED CULVERTS SITES WITHOUT FAIL.
- THE OWNER OF THE DOCUMENT RECEIVED FROM THE APPLICANT 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 RECORDS ON INUNDATION AND CULVERT 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 THE RIGHTS TO WINDOWS THE PERMISSION ON ABOVE SURVEY NUMBER ON INUNDATION POINT OF VIEW AND IN THAT RENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER NO SO EVER 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/TS(3)/F -NOC 03462 THARAPAKKAM VILLAGE 04479/2023/DATED:13.06.2023 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- 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 L.O NO : 224 / 2023

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0112 / 2023

DATE : 28 / 08 / 2023

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 15/1, 16/1, 18/1,2A,2C, 19, 246/2,3, 257/1B,2B, 258, 259 & 260 OF THARAPAKKAM VILLAGE.

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

