SITE EXTENT (AS PER PATTA)	:	**261484 SQ.M**
BURIAL GROUND EXCLUDED	:	**2145 SQ.M**
NET SITE EXTENT	:	**259339 SQ.M**
ROAD AREA	:	**45400 SQ.M**
PARK AREA	:	**21477 SQ.M**
(PARK -1 :7667 SQ.M, PARK-2:5180 SQ.M, PARK-3:8630 SQ.M)		
PUBLIC PURPOSE PROVIDED (1%)	:	**2204 SQ.M**
PP-1 HANDED OVER TO THE LOCAL BODY : 1140.0 SQ.M		
PP-2 HANDED OVER TO THE TANGEDCO : 1064.0 SQ.M		
TOTAL NO. OF PLOTS	:	**140 NOS**
CONVENIENT SHOP SITE	:	**1 NO**

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE-1, PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 9885/2023, DATED: 30.06.2023 @ SRO, REDHILLS.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / TS(3) / F- 002290 / NOC ORAKADU & GIRUDALAPURAM VILLAGE / 2023 / DATED. 30.03.2023. OBTAINED FOR FILE NO.R1/00012/2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The existing ground level of the site should be raised to minimum level of (+)12.750m [(i.e) 0.700m above the Datum of Boodur tank crest level as (+)12.050m] and the applicants' site with filling level varies from 0.540m to 4.650m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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.
2. The all round pavement level within the site should not be less than (+)12.750m. The applicants should prepare the proposal by considering the suitable internal storm water drainage network of suitable size as micro drain within the site as per site condition, and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicants' land, according to the existing rules in force and should get proper approval from the 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 applicants should make drainage network, at his own cost and the same is to be connected to natural storm water drainage / channel.

3. 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 around the proposed site and the same should be maintained as it is in the Revenue records.
4. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the Revenue 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 genuinety of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicants are held responsible in future.
5. The necessary setback distance should be provided with in the site as per the site condition with the in accordance with the norms in existence and as per the rules in force of CMDA (Circular issued by the offfice 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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
6. The applicants 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.
7. 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.
8. The applicant 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.
9. WRD is giving opinion only in connection with the inundation aspects, and does not deliver any rights to the applicants to encroach the WRD / Government Lands / River / channel. The NOC for this site issued form WRD is purely issued on the basis of inundation point of view.
10. The sewage water from the applicants; land should not let into the drains and for the disposal of the sewage water and 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 channel, and the garbages, debris and construction materials should not be dumped into the channel / river restricting the free flow of water.

11. The Channel in S.F.No.33/4 on abuts of the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side 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 be maintained properly without any change and without encroachments.
12. The Channel in S.F.No.33/4 stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants 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 applicants should de-silt the Channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.
13. The applicant should not object at any time for the maintenance work / improvements work of the channel 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 / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD in future periodically.

The owner of the document received from the applicants 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 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 the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicants shall not be eligible for any compensation what so ever and as well as legal entity.

(II) 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3) / F- 002290 / NOC ORAKADU & GIRUDALAPURAM VILLAG / 2023 / DATED. 30.03.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV)THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

NOTE:GREEN INDUSTRIES AND ORANGE INDUSTRIES (OTHER THAN SPECIAL AND HAZARDOUS INDUSTRIES) ONLY PERMISSIBLE IN THIS LAYOUT.

❶ 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 AREA GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CONVENIENT SHOP
- WATER BODY

CONDITIONS:

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

P.P.D / L.O NO : 225 / 2023

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0165 / 2023

DATE : 28 / 08 / 2023

OFFICE COPY

FOR MEMBER SECRETARY
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.

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF INDUSTRIAL SITES IN S.No. 94/2A1A1A OF GIRUDALAPURAM (ORAKKADU VILLAGE AS PER PATTA) VILLAGE.

SCALE - 1:800 (ALL MEAUREMENTS AREA IN METRE)