

SITE EXTENT (AS PER PATT) : **3884 SQ.M**
ROAD AREA : **948 SQ.M**
PUBLIC PURPOSE PROVIDED (1%) : **30 SQ.M**
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 14.0 SQ.M
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 16.0 SQ.M
TOTAL NO. OF PLOTS : **24 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:6514/2023,DATED:17.08.2023 @ SRO,TAMBARAM JOINT 1. |
| | PUBLIC PURPOSE-1 | |
| | PUBLIC PURPOSE-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F- 2882 KOVILANCHERI VILLAGE / 2022 / DATED. 11.04.2022, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The applicant's land should be filled with earth proper compaction to the level of (+)13.055m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 1.33m to 1.52m depending upon the existing field levels in layers of not more than 0.30 metre depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)13.055m and 5.275m above the sluice sill level of Kovilancheri tank as (+)7.780m. The regular habitation should be entertained only above MFL (+)12.455m.
- The all-round pavement level within site should not be less than (+)13.055m. The applicant should provide all-round peripheral storm water drainage network having sufficient size not less than 0.90m x 0.60m except on Southern side, and Southern side drain size should not be less than 2.0m x 0.60m and lateral drain of suitable size as per site condition, so that the ultimate disposal of storm water should be discharged to the nearest Municipal storm water drain or tank. The applicant should make her own arrangements for disposal of Storm Water and the same is to be connected to the Municipal/Corporation storm water drain with their prior approval. 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
 [Since the plan marked channel ends abruptly in the middle of applicant's land (S.F.No.3/1) the applicant should construct a drainage channel of size 2.0m x 0.60m on Southern side within the applicant's land at her own cost for drain of upper catchment water to be received through plan marked channel as well as the storm water received from the applicant's land. Further, this proposed drain should be connected to the road drain (or) the Sithalapakkam Eri].
 Proper storm water drainage channel should be constructed all-round except on South and laterally within the site by the applicant at her own cost and this channel to be linked with the plan marked channel at the Southerp side
- The applicant should provide rainwater harvesting, roads with side drain and sewerage treatment and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's 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/tank 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 her own cost and the same is to be connected to natural storm water drainage/channel/tank. There should not be any hindrance to the free flow of internal drain to downstream.
- The WRD officers should be allowed to inspect the site at any time, L.e., during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.
- The applicant should provide a pucca compound wall all-round the proposed site, if necessary and the necessary setback distance should be provided within the applicant 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 East and there should not be any construction activities. 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 the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned, without fail and should not encroach the Eri. The applicant land boundary should be maintained as it is in the Revenue records and boundary pillars to be provided on Eastern side.
- 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.The NOC for her site from the WRD is purely issued on the basic of Inundation point of view.
- The permission granted to the applicant, should not be altered/ modified/ changed to any others. Based on the records submitted by the applicant the NOC suggestion is recommended. If any documents seem to be fake/manipulated/ fabricated, in future the WRD will not be held responsible for the above suggestions. Hence, the applicant is solely responsible of genuinity of the documents submitted.
- 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 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 the rights to withdraw the Technical opinion report and NOC on inundation point of view to the above proposed site and in that event, the applicant shall not be eligible for any compensation what so ever 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.

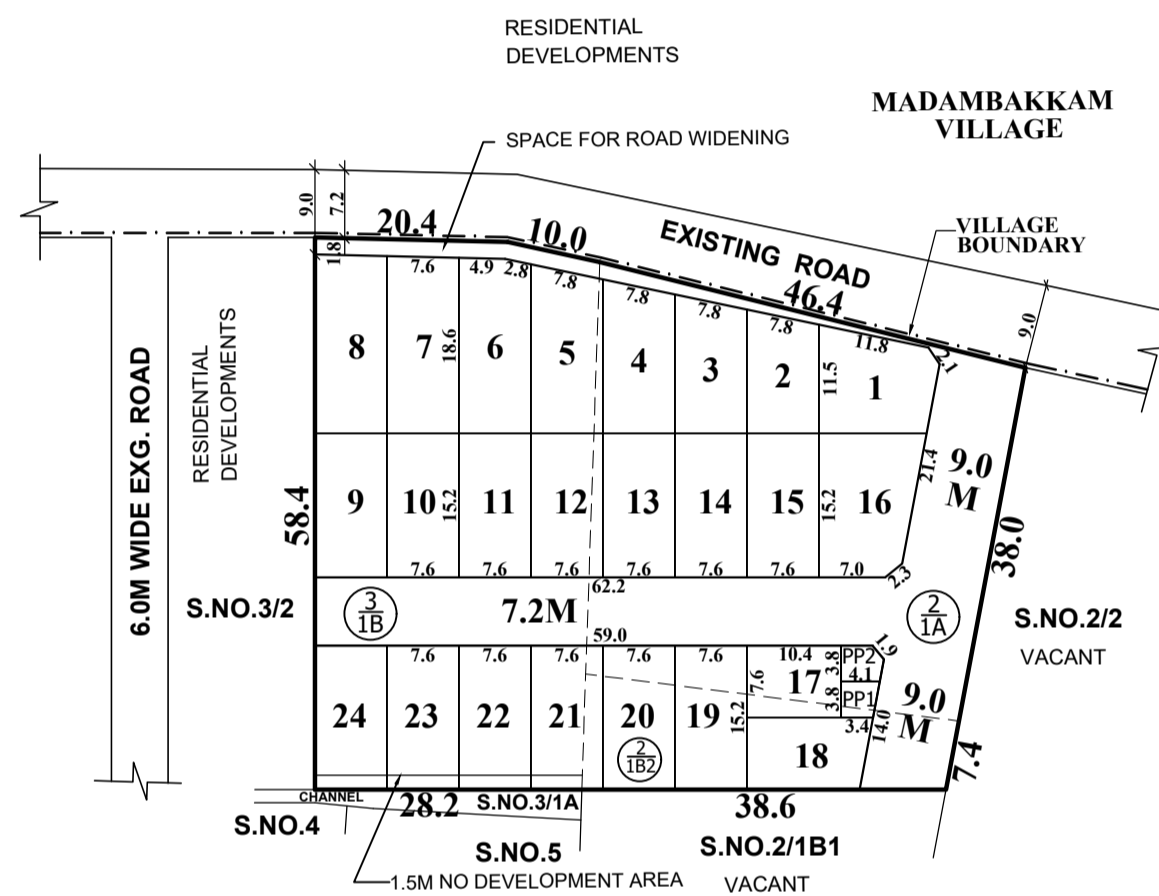
(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) /F- 2882 KOVILANCHERI VILLAGE / 2022 / 11.04.2022 OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

⊙ 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 THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- 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.

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

P.P.D NO : 228
 L.O 2023

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0170 / 2023

DATE : 30 / 08 / 2023

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



ST. THOMAS MOUNT PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 2/1A, 1B2 AND 3/1B OF KOVILANCHERY VILLAGE

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