

SITE EXTENT (AS PER PATTA) : **5050 SQ.M**
ROAD AREA : **1623 SQ.M**
PUBLIC PURPOSE PROVIDED (1%) : **36 SQ.M**
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%): 18.0 SQ.M
PP-2 HANDED OVER TO THE TANGEDCO (0.5%): 18.0 SQ.M
No. OF PLOTS : **35 Nos**
CONVENIENT SHOP SITE : **1 No**

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:9365/2023, DATED:07.09.2023 @ SRO, PADAPPAL. |
| | 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 - NADUVEERAPATTU - 1 / 2017 / M / 05.10.2017 AND 27.12.2017, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 8.650M(I.E 1.78M ABOVE THE EXISTING ROAD LEVEL OF (+) 6.87M ABUTTING THE PROPOSED SITE). THE DEPTH OF FILLING VARYING FROM 1.67M TO 2.02M I.E., VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION FROM MADUVU(ADYAR TRIBUTARY)DURING MAXIMUM FLOOD PERIODS.
 - THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+) 8.650M(OR) 1.78M ABOVE THE TOP OF ABUTTING VILLAGE ROAD.
 - THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LAND AS PER REVENUE RECORDS ESPECIALLY ON SOUTHERN SIDE IN S.F.NOS.110/4B & 87/1A2 WITHOUT ANY ENCROACHMENT BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF THE REVENUE AND PWD/WRD AUTHORITIES. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/GOVERNMENT LANDS.
 - THE PROPOSED SITE SHOULD BE WELL PROTECTED WITH A FLOOD PROTECTION WALL ALL ALONG THE BOUNDARY ADJACENT TO THE MADUVU ON SOUTHERN SIDE TO SAFEGUARD AGAINST INUNDATION PROBLEMS. ALSO THE APPLICANT SHOULD SPECIFICALLY PROVIDE A CLEAR SETBACK OF 5M WITHIN THEIR LAND ALONG ITS BOUNDARY (S.F.NOS110/4B & 87/1A2 FOR ANY IMPROVEMENT AND MAINTENANCE WORKS MAY BE CARRIED OUT IN FUTURE BY PWD/WRD) ON SOUTHERN SIDE WHICH IS ADJOINING TO MADUVU. ADVANCE INTIMATION SHOULD BE GIVEN TO PWD/WRD OFFICIAL CONCERNED BY THE APPLICANT BEFORE COMMENCEMENT OF ANY WORK. THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER.
 - THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME. THE APPLICANT SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE & CENTRAL GOVERNMENT FROM TIME TO TIME.
 - THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED CHANGED TO ANY OTHERS. BASED ON THE 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.
- FALLING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS. PWD/WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION 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 AND LEGAL ENTITY.

(II) TNCDDBR-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.

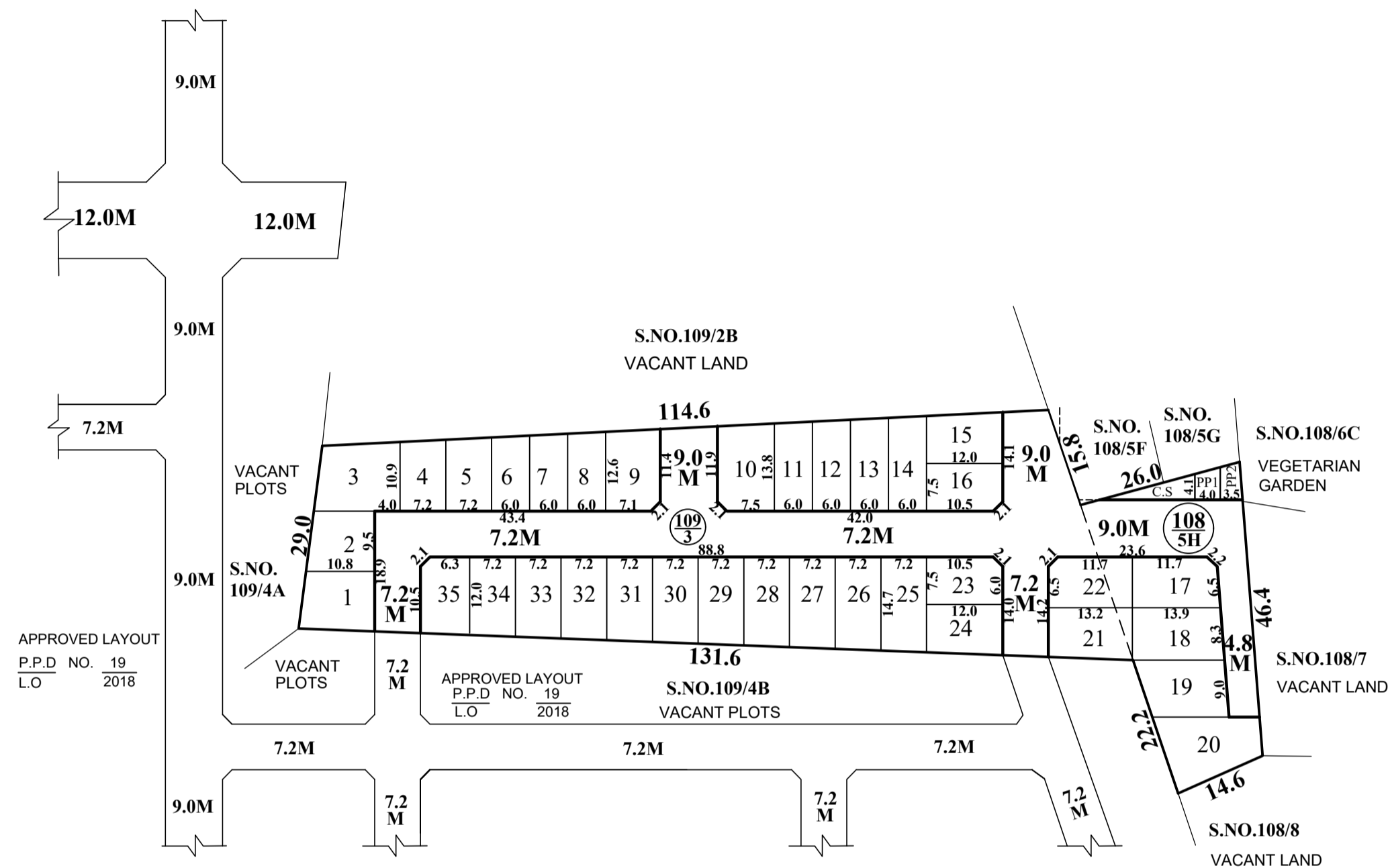
(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN LETTER NO.DB/T5 (3) / F - NADUVEERAPATTU-I / 2017 / M / 05.10.2017 AND 27.12.2017 SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

⊙ 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CONVENIENT SHOP



This Planning Permission Issued under New Rule TNCDDBR.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 : **239**
L.O **2023**

APPROVED

VIDE LETTER NO : **L1 / 8758 / 2020**
DATE : **19 / 09 / 2023**

OFFICE COPY
FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 108/5H & 109/3 OF NADUVEERAPATTU VILLAGE.

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

