

SITE EXTENT (AS PER DOCUMENT) : 43301 SQ.M
ROAD AREA : 1583 SQ.M
STREET ALIGNMENT AREA : 734 SQ.M
PARK AREA : 4100 SQ.M
PUBLIC PURPOSE PROVIDED (1%) : 410 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY : 205.0 SQ.M
PP-2 HANDED OVER TO THE TANGEDCO : 205.0 SQ.M
TOTAL NO. OF PLOTS : 3 Nos
PLOT NO-1 : 4870 SQ.M
PLOT NO-2 : 9730 SQ.M
PLOT NO-3 : 21874 SQ.M

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
PARK AREA
PUBLIC PURPOSE-1 (0.5%)
PUBLIC PURPOSE-2 (0.5%)
(RESERVED FOR TANGEDCO)
WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO:11738/2023, DATED:09.09.2023 @ SRO,NEELANKARAL.

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) / 01440 / F- NOC (SEMMANCHERI VILLAGE)06179 / 2023 / DATED. 26.07.2023, WHICH 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 (+)11.050m (i.e.,) 0.820m above Crest level of the Semmancheri Rettai Kutai Thangal (+)10.230m. To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from (+)1.170m to (+)1.870m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the sewage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The all-round pavement level within the site should not be less than (+)11.050m and the regular habitation should not be below MFL.
- The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records. The applicants should also maintain the measurement of the Government River/Eri/Thangal/Channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the Government River/Eri/Thangal/Channel, the same should be restored to its original condition at their own cost.
- The permission granted to the applicants, 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 genuinity of the documents submitted.
- 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 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.
- 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.
- The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD / Local body. 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/Local body in future periodically.
- The Government Thangal in SF.No.113 & Kutai in SF.No.92 of Semmancheri village abutting on Eastern side the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the River/Eri/Thangal/Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field River/Eri/Thangal/Channel should be maintained.
- The applicants should not construct any cross masonry across the River/Eri/Thangal/Channel without prior permission of WRD / Local body. If any damages occurred to the Government River/Eri/Thangal/Channel, the same should be restored to its Original condition at their own cost.

Technical Suggestion:

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains i.e., peripheral drain of size 0.90m x 0.60m and lateral drain of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid 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 sanitary 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 their 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.

b. The necessary setback distance (i.e., 3.0m especially on Eastern side) should be provided 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. 4367 / 2019-BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in the future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants' lands are seems to be Ryotwari land which would be classified as "Dry & Wet" lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants 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.

d. The sewage water from the applicant 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/debris/garbages should not be dumped into the channel/river/tank at any cost.

At any cost, sewage / sullage should not be let into channel/river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

The owner of the document received from the applicants 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.

In order to ascertain the gravity of inundation of the said lands, the field levels were taken with reference to the Bench Mark from the Crest level of the Semmancheri Rettai Kutai Thangal (+)10.230m. The Full Tank Level (FTL) and Maximum Water Level (MWL) of the Rettaikutai Thangal Tank (S.F.No.1262) is (+)10.230m & (+)10.440m. It could be susceptible against inundation potential must be ascertained based upon the existing filed levels. As a safety measure, the proposal site must be analysed with respect to the flood levels experienced during previous catastrophic floods. The observed Maximum Flood Level during 2015 floods is (+)10.440m and the Old Mahabalipuram Road (OMR) is (+)10.450m on Western side. To protect the site safe against any inundation in the near future, the site must be raised to a minimum level of 0.60m above the MFL (or) road top level abating / nearer to the site. Whichever is higher, here Road level is higher than MFL. Hence it is recommended to raise the existing field to a minimum level of (+)10.450m+0.60m (+)11.050m (i.e.,) 0.820m above Crest level of the Semmancheri Rettai Kutai Thangal (+)10.230m.

Sl.No.	T.S.No	Field Survey Number	Existing Field Level in m	Required height of filling with respect to the 2015 Flood Level	
				Required Level in m	Height filling in m
1		90/1pt	(+)9.530	(+)11.050m	(+)1.520
2		90/2	(+)9.390	(+)11.050m	(+)1.660
3		91	(+)9.180	(+)11.050m	(+)1.870
4	1	118/1A1pt	(+)9.690	(+)11.050m	(+)1.360
5		119/1A1	(+)9.650	(+)11.050m	(+)1.400
6		127/1B	(+)9.880	(+)11.050m	(+)1.170
7		127/11	(+)9.880	(+)11.050m	(+)1.170

Also, the proposed land is to be raised (+)1.170m to (+)1.870m with hard earth with proper consolidation to avoid inundation problem during rainy season from the above existing field levels, the required filling varies from (+)1.170m to (+)1.870m to avoid inundation. Since the existing field level of the site is below MFL.

(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.

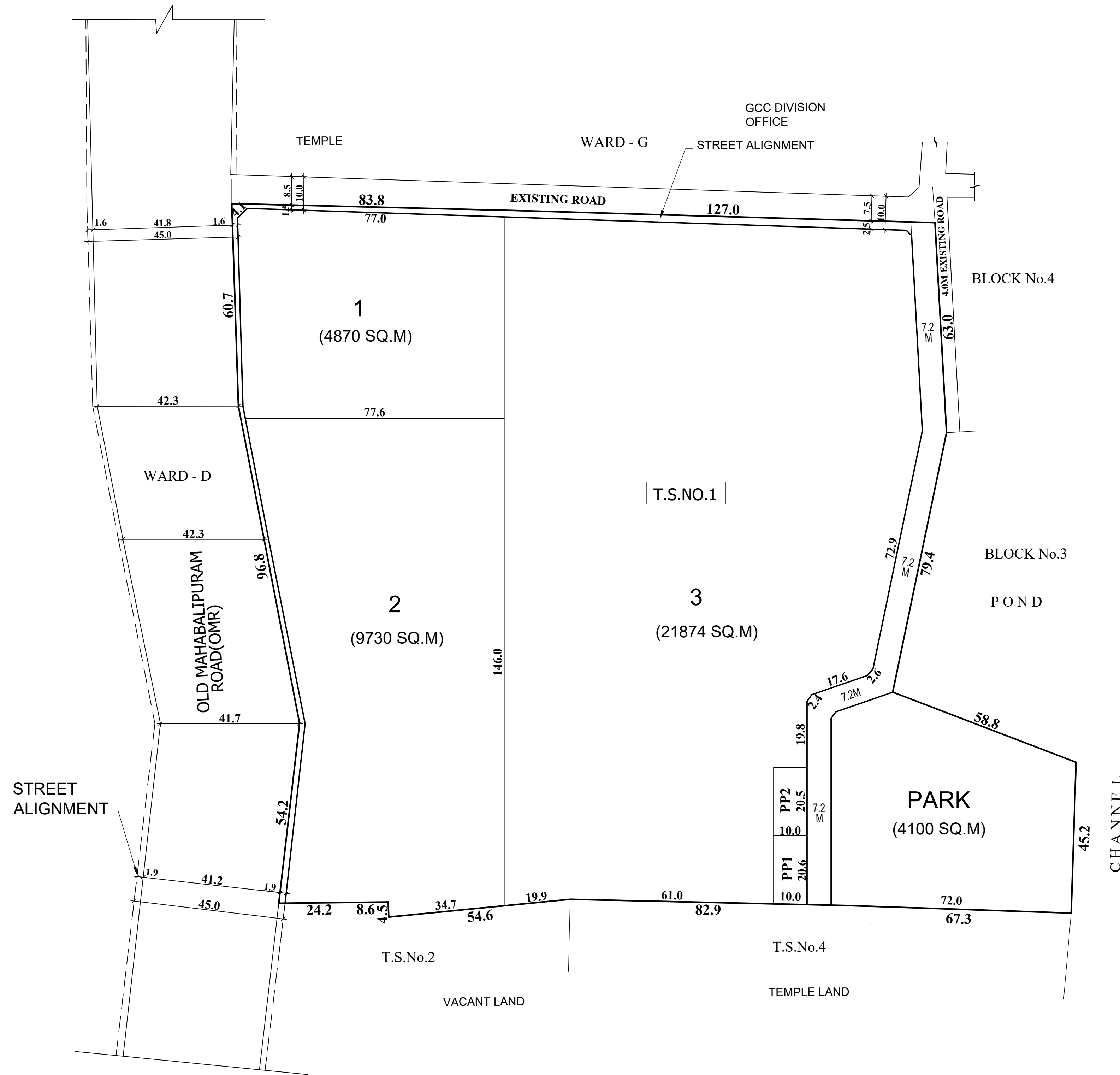
(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) / 01440 / F- NOC(SEMMANCHERI VILLAGE) 06179 / 2023 / DATED,26.07.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

⊗ 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 AREA GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- WATER BODY



GREATER CHENNAI CORPORATION

SUB-DIVISION OF HOUSE SITES IN T.S.No: 1(OLD S.Nos.90/1pt, 90/2, 91, 118/1A1pt 119/1A1, 127/1B & 11) BLOCK NO. 1, WARD - H OF SEMMANCHERI VILLAGE.

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

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 SUB-DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : **242**
L.O **2023**
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0029 / 2023
DATE : 25 / 09 / 2023

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

