

TOTAL EXTENT (AS ON SITE CONDITION)	:	35128 SQ.M
ROAD AREA	:	10611 SQ.M
PARK AREA (PARK AREA-1 - 2000.0 SQ.M + PARK AREA-2 - 512.0 SQ.M)	:	2512 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA - 125 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA - 129 SQ.M)	:	254 SQ.M
REGULAR PLOTS (1 TO 160)	:	160 Nos.
E.W.S.PLOTS (3112 SQ.M) (161 TO 213)	:	53 Nos.
TOTAL No.OF.PLOTS	:	213 Nos.
CONVENIENT SHOP	:	1 No.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- | | |
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| ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.6104/2023, DATED:20.09.2023, @ SRO POONAMALLEE. |
| PARK AREA | |
| PUBLIC PURPOSE AREA-1 | |
| PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | |

CONDITIONS:

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC-3711/VOYALANALLUR VILLAGE/2022/DATED:10.05.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- The applicant's land should be filled with earth proper compaction to the level of (+)23.050m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth of 1.410 to 1.760m depending upon the existing field levels in layers of not more than 0.30meter depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)23.050m and (i.e.) 0.05m below the weir crest level of voyalanallur tank as (+)23.100m. The entire pavement level of the site should not be less than (+)23.100m.
- The applicants should prepare the layout proposal by considering the suitable internal storm water drainage net work of suitable size of peripheral drain & lateral drains, rainwater harvesting roads with road 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 the drain / channel/ odai 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 drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel/odai.
- The necessary setback distance should be provided within the site as per the norms in existence and as per the rules in force of CMDA (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 carried out in this set back areas.
- If the applicant needs to construct a permanent compound wall on the all-round the boundary of the site, it should be executed only after clearly demarcating the boundary by the Revenue Department officials. The government land should not be encroached at any cost.
- The WRD officers should be allowed to inspect the site at any time, i.e. during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work. The Chennai Metropolitan Development Authority should issue completion certificate only after obtaining compliance certificate NOC from Water Resources Department.
- The permission granted to the applicants, should not be altered/modified/ changed to any others. Based on the 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 cancelled without any correspondence. 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 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.
- 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 his site from the WRD is purely issued on the basis of inundation point of view.
- The owner of the documents 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 rights to withdraw the Technical opinion with NOC on inundation point of view for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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 31.1.2020 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.

(III) 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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC-3711/VOYALANALLUR VILLAGE/2022/DATED:10.05.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

(V) AS PER CSO MINIUTES DATED:21.06.2023

THE RESPECTIVE OWNERS IN THE SITE UNDER REFERENCE SHALL NOT CAUSE ANY DISTURBANCE TO THE EXISTING BRICK KILN IN THE NEAR BY LOCATIONS.

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

© MEASUREMENTS ARE INDICATED AS ON SITE CONDITION. (APEX DRAWING)

© 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 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- E.W.S
- CONVENIENT SHOP

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 NO : **246**
L.O : **2023**

APPROVED
VIDE LETTER NO : LAYOUT-1 / 0245 / 2021
DATE : 11 / 10 / 2023

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

