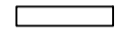
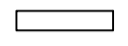



SITE EXTENT (AS PER DOCUMENT) = 7975 SQ.M
ROAD AREA = 2920 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2) = 51 SQ.M
P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 25.5 SQ.M)
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 25.5 SQ.M)
NO. OF PLOTS = 56 Nos.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | |
|--|---|
|  ROAD AREA
 PUBLIC PURPOSE AREA-1
<small>(RESERVED FOR LOCAL BODY)</small>
 PUBLIC PURPOSE AREA-2
<small>(RESERVED FOR TANGEDCO)</small> | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC. NO: 17674 / 2023, DATED: 30.11.2023 @ SRO, REDHILLS |
|--|---|

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB/T5(3)/F-NOC6638 KUMMANUR VILLAGE 8326/2023/DATED:09.10.2023 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 with proper compaction to the level of (+)10.950m to protect the site from inundation during floods, The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth varying from 1.12m to 1.15m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)10.950m (i.e. 1.23m above crest top level of Perungavur tank as (+) 9.720m). 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. The pavement level of entire area should not be less than (+)10.950m. Also the applicant is suggested not to have regular habitation below MFL during development in order to avoid any panic situation in future also.
- The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the Revenue 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. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future.
- The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fal and should not encroach the Government land and the same should be maintained as it is in the Revenue records.
- 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 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.
- WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the Government Lands. The NOC for this site issued from WRD is purely issued on the basis of inundation point of view.

Technical Suggestions

- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per condition), rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.
The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.
- The necessary setback distance should be provided with in the site according to the site condition 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 / 13.03.2019) during development and there should not be any construction activities in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. Their applicant lands are seemed to be ryotwani land which would be classified as Wetlands Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.
- The sewage water from the applicants land should not et into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant 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, and me 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 applicant in respect to the ownership is purely of applicant's responsibility and e 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 on inundation point of view to the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC6638 KUMMANUR VILLAGE 8326/2023/DATED:09.10.2023, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

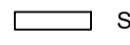
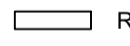
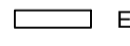
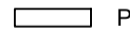
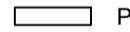
(III) TNCDBR-2019_RULE NO:47 (11)

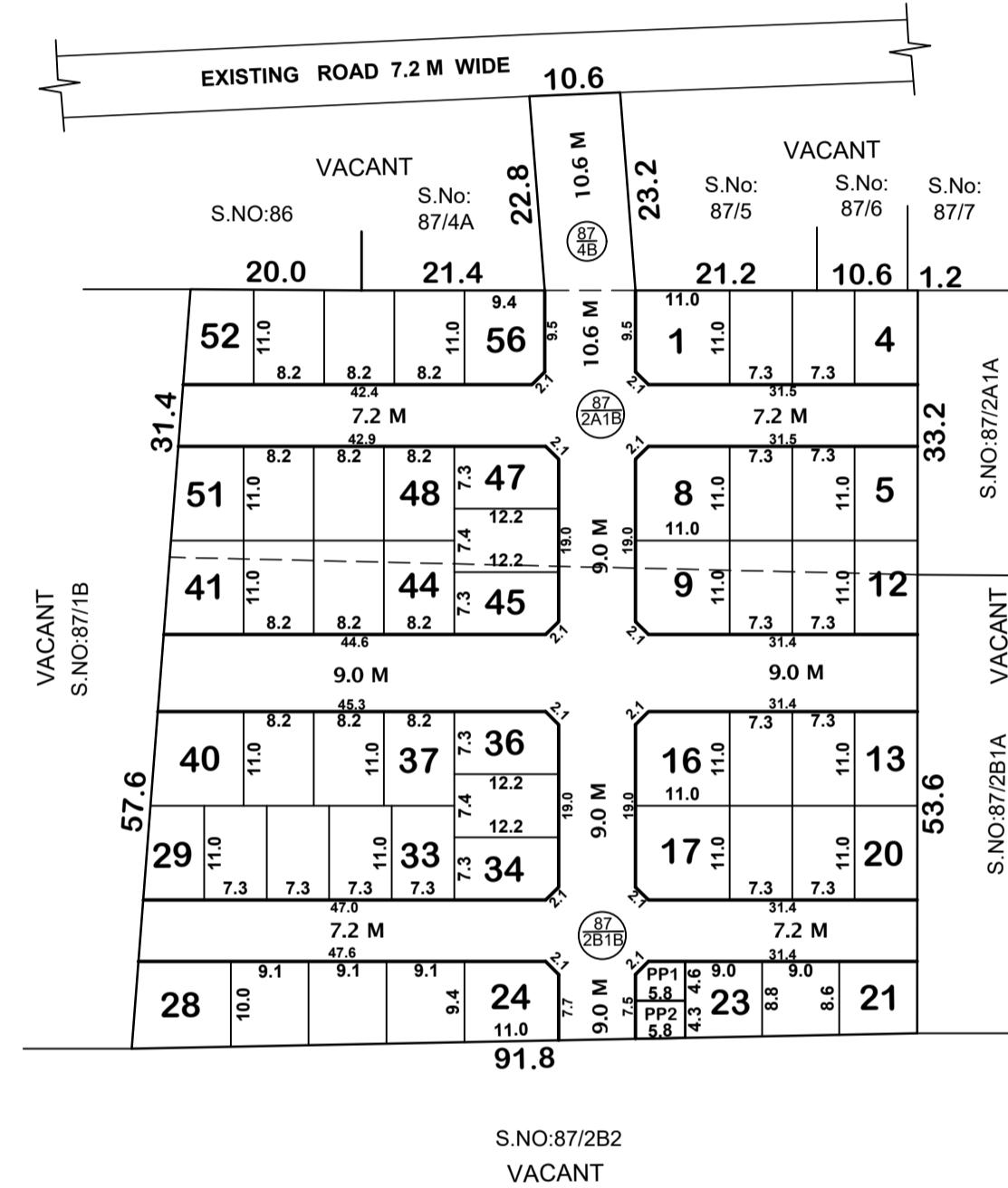
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) 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
-  PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO



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 LIMIT
LAYOUT OF HOUSE SITES IN S.No: 87 / 2A1B, 2B1B, 4B OF KUMMANUR VILLAGE.
 SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

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

P.P.D NO : **299**
L.O **2023**
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0205 / 2023
 DATE : 22 / 12 / 2023

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

