



**TOTAL EXTENT (AS ON SITE) : 32803 SQ.M**  
**ROAD AREA : 11259 SQ.M**  
**PARK AREA : 2161 SQ.M**  
**(PARK AREA:1- 814.0 SQ.M+PARK AREA:2=1347.0 SQ.M)**  
**PUBLIC PURPOSE AREA (1%) : 218 SQ.M**  
 (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA - 107.5 SQ.M)  
 (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA - 111.0 SQ.M)  
**NO. OF PLOTS : 53 Nos.**

**NOTE:**  
 1. SPLAY-1.5MX1.5M  
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION  
 3. ROAD AREA  
 4. PARK AREA  
 5. PUBLIC PURPOSE AREA-1  
 6. PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.12801/2023, DATED: 01.12.2023, @ SRO PADAPPAL.

**CONDITIONS:**  
 (THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWDWRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DR/ TS/3/ 0403/9 (THIRUMUDIVAKKAM VILLAGE) 07/15/2023 DATED:20.09.2023, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).  
 1. The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+)13.900m (i.e.,) 0.150m above the Top Level of Deck Slab of the Thirunermalai Road across the Adayar River is (+)14.050m. 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 (+) 1.180m to (+)1.810m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage 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 (+)13.900m and the regular habitation should not be below MFL.  
 2. 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.  
 3. 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.  
 4. 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.  
 5. 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.  
 6. 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.  
 7. 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.  
 8. The Government Odai in SF.No.404/3 and Adayar River stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicants should de-silt the Channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.  
 9. The applicants should not construct any cross masonry across the River/En/Thangal/Channel without prior permission of WRD / Local body. If any damages occurred to the Government River / En / Thangal / Channel, the same should be restored to its Original condition at their own cost.  
**Technical Suggestions:**  
 a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains i.e., peripheral drain of size 1.20m x 0.90m should be constructed all-round the site 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 garbage/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 unhygienic 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 should be provided (ie., 15.0m especially on Eastern side) within 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 future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.  
 c. The applicant's lands are seems to be Ryotwari land which would be classified as "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/garbage 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 garbage, 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.  
 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(IN/ENR-2019, RULE NO-27(1))  
 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.  
 (THE LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR OBTAIN A LETTER NO.DRT/5/3/0403/9 (THIRUMUDIVAKKAM VILLAGE) 07/15/2023 DATED:20.09.2023, FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT)  
 (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

**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)  
 [ ] RIVER

This Planning Permission Issued under New Rule TWCOR 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 : 302  
 L.O : 2023  
 APPROVED  
 VIDE LETTER NO : LAYOUT-1 / 0116 / 2023  
 DATE : 27 / 12 / 2023

OFFICE COPY  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

**KUNDRATHUR PANCHAYAT UNION**  
**LAYOUT OF INDUSTRIAL SITES IN S.Nos.384/2B, 385/1, 3, 4, 386/1.2, 403, 404/1 & 405/2 OF THIRUMUDIVAKKAM VILLAGE.**  
 SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)