

TOTAL EXTENT (AS PER DOCUMENT) : 82151 SQ.M
ENCROCHMENT AREA (EXG.TEMPLE) : 1057 SQ.M
ROAD AREA : 3177 SQ.M
 ROAD AREA - 604 SQ.M
 STREET ALIGNMENT - 2573 SQ.M
PARK AREA : 7818 SQ.M
PUBLIC PURPOSE PROVIDED (1%) : 1654 SQ.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 400.0 SQ.M
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 1254.0 SQ.M

TOTAL NO. OF PLOTS : 3 Nos
COMMERCIAL : 1 No

NOTE:

- SPLAY - 1.5M x 1.5M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 - ROAD AREA & STREET ALIGNMENT
 - PARK AREA
 - PUBLIC PURPOSE-1
 - PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC.NO:427/2023, DATED:24.01.2023 @ SRO, PURASAIYAKKAM.

CONDITIONS

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/F-010562 -1 - PERAMBUR / 2017 / 13.12.2017, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The applicant's land should be filled with earth with proper compaction to the level of (+)4.950m 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 1.925m to 2.485m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)4.950m and i.e.0.62m above 2015 year MFL (+)4.330m. The applicant should construct the superstructure (i.e.Ground floor/basement top) specifically above the level of (+)4.950m (+)4.330m +0.62m). The regular activities in the proposed building should be above (+)4.950m (i.e.3.645m above existing Stephenson Road bridge) to counteract the problem of inundation and it is observed that the field level or all round pavement level to be raised upto (+)4.950m with respect to road. Hence, the basement floor of this building is preferable to be used as still floor or may be used as Office floor, car parking rather than sensitive purposes, so as to safe guard the public and valuable things in the applicant site. Also the applicant should provide suitable emergency pumping operation arrangements for the seepage water in the proposed basement floor.
- The applicant should provide all-round and interior storm water drainage network having suitable vent size and it should be constructed all-round the site with a respective bed level of existing channel, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drain/existing road side drain which is running at the Southern side of the site. The applicant should make drainage networks at their own cost and the same is to be connected to the natural storm water drainage or channel.
- Though the applicant land is protected with compound wall, the applicant should clearly demarcate the boundary of their land especially in the western side in the presence of Revenue officials and PWD/WRD authorities before commencement of any developmental activities in the applicant site and necessary setback distance should be left as per CMDA/GCC existing norms and rules in force.
- The existing side retaining wall of the Otteri Nullah drain should not be either disturbed or damaged.
- No encroachment activities should be done in the existing road side in Southern side of the applicant site and it should be maintained as it is in the Revenue Records.
- The applicant should make necessary arrangements for the sewerage, treatment and for its disposal after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per their norms in existence and as amended from time to time and should not be let in to the road side drain.
- During construction the applicant should make their own arrangements to collect the debris and garbage's within the premises during the modification of building and has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control Board and other departments concerned and should not be dumped in the nearby drains, road, public places etc.,
- The applicant should not carry out any cross masonry structures across the drain without prior permission from Water Resources Department
- The applicant should provide rain water harvesting arrangements in the site at their own cost.
- The PWD/WRD officials should be allowed to inspect the site at any time during execution and the CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD. Advance intimation should be given to the PWD officers concerned before the commencement any developmental activities.
- The applicant should allow the WRD officials for inspecting the site at any time during execution and after execution.
- 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.
- This No Objection Certificate is recommended based on revenue records produced by the applicant. Hence the applicant is solely responsible for the genuineness of the document. The PWD/WRD, will not be held responsible for the Structural Stability and soundness of the building and PWD/WRD specifically recommend only for inundation point of view.
- The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer.
- The applicant should not make hindrance to the free flow of water in the Drain and should remove obstruction if any found in the Drain within their boundary at their own cost and it should be maintained periodically by the applicant
- The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and PWD/WRD specifically recommend only inundation point of view. They are solely responsible for the structural safety and stability of the proposed building, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of building.
- The permission granted to the applicant 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 genuineness of the document submitted.
- 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 PWD/WRD have every right to address the CMDA to cancel the permission granted for this reclassification proposal in case of breach of any of the conditions and in that event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

- (II) TNCDBR-2019 RULE NO: 47 (9) & AMENDMENTS APPROVED IN G.O.M.No.16, MAWS (MAI) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNNG ISSUE No.41 DATED 31.01.2020. THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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 (II) 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/TS(3)/F-010562 - 1 - PERAMBUR / 2017 / 13.12.2017, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- (V) 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 AND STREET ALIGNMENT GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- ENCROACHMENT AREA
- PUBLIC PURPOSE -1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE -2 GIFTED TO TANGEDCO
- CHANNEL
- COMMERCIAL

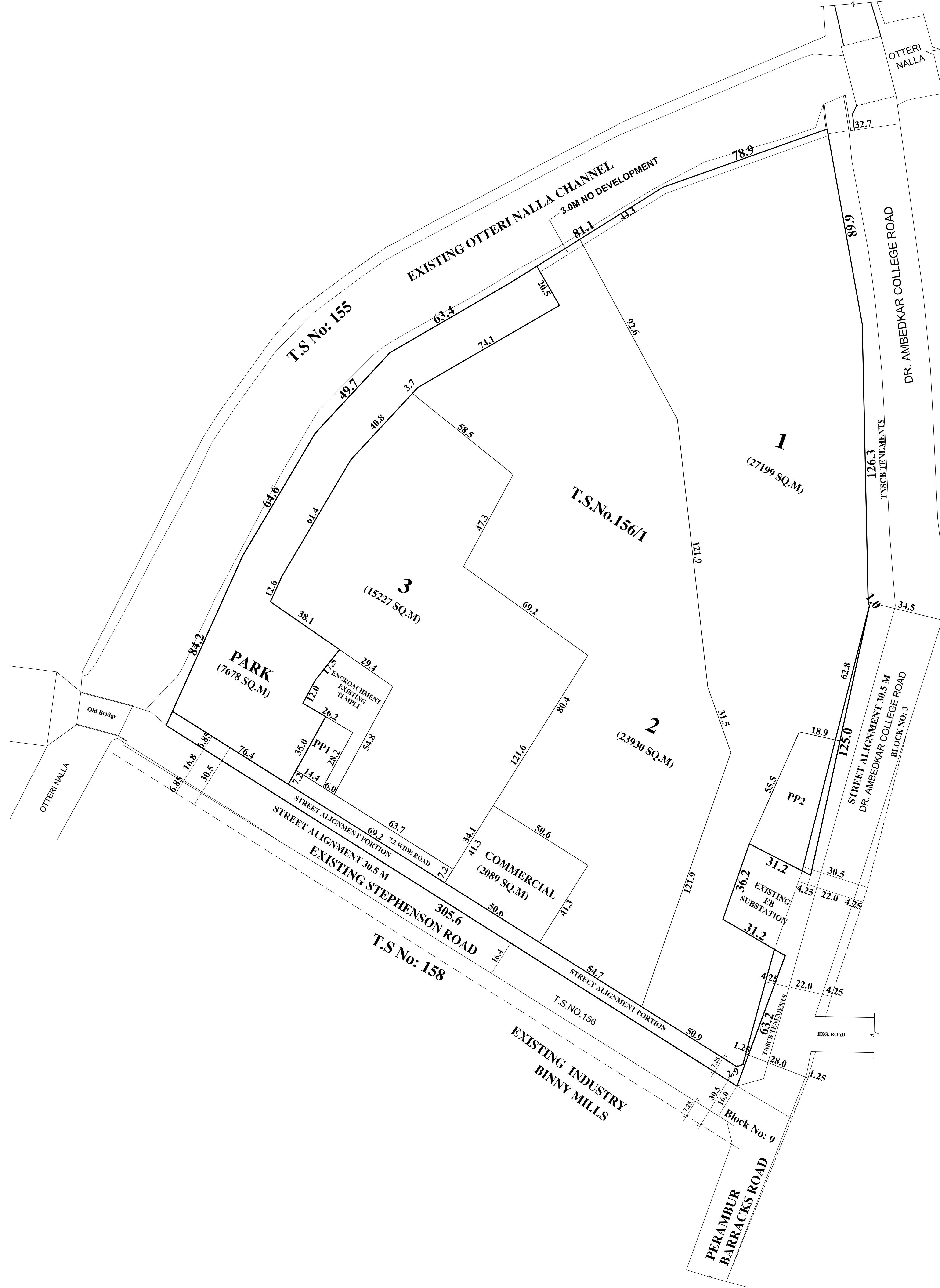
This Planning Permission Issued under New Rule TNCDBR-2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

CONDITIONS:

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

P.P.D NO : 31
 L.O : 2023
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0163 / 2022
 DATE : 30 / 01 / 2023

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION

SUB-DIVISION OF HOUSE SITES IN T.S NO 156/1 OF BLOCK NO: 8, WARD No.1 OF PERAMBUR VILLAGE

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