

TOTAL EXTENT (AS PER PATTA) : 8344 SQ.M
ROAD AREA : 1608 SQ.M
PUBLIC PURPOSE AREA (1%) : 67 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5%AREA - 29 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5%AREA - 38 SQ.M)
TOTAL No.OF.PLOTS : 56 Nos.

NOTE:

- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| <ul style="list-style-type: none"> ROAD AREA PUBLIC PURPOSE AREA-1 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2891/2023, DATED:01.03.2023 @ SRO AMBATTUR. |
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CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-9006 NOC-SURAPATTU VILLAGE/2022/DATED:23.09.2022 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

- The applicants land Should be filled with earth filling with proper compaction to the minimum level of (+)16.780 m [i.e. 1.48 m above the full tank Level of Redhills Tank which is (+) 15.300m] to protect the site from inundation during floods.The Process of earth filling and Compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 0.88 m to 1.03m 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 with in the Site Should not be less than (+)16.780 m.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain i.e., micro drains 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 with in the applicants 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 drains/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 strom water drainage/channel.There should not be any hindrance to the free flow of internal drain to downstream.
- Since the site exists in close proximity with the Redhills Tank in S.F.No.1pt of redhills Village on Northern side,the necessary setback distance should be Provided with in the site 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 / 13.03.2019) during development and there should not be any construction activities.The CMDA should issue Completion Certificate only after obtaining compliance certificate NOC from WRD.
- The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue authorities.The applicants should also maintain the measurement of the Tank 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).
- 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 with out 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.
- The sewage water from the applicants 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 at any cost.
At any cost,sewage/sullage should not be let into river,and the garbages,debris and construction material should not be dumped into the channel/river restricting the free flow of water.
- The applicants should get clearance certificate for their 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.
- The applicants land and surrounding area is in low lying area,so during every monsoon period, there is a high possibility of flooding and accordingly the residents are requested to take Care of their belongings under their own cost,since the regular habitation is not advisable below MFL.
- The application 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 WRD, will not be held responsible for the Structural stability, safety and soundness of the building proposed by the applicants and WRD specifically recommend only for technical opinion with NOC on inundation point of view .They are solely responsible for the structural safety and stability of the proposed building, and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of buildings.
- WRD is giving opinion only in connection with the inundation aspect and dose 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 applicants should not object at any time for the maintenance work / improvements works of the water body which are proposed to be carried out by WRD. The applicants should give an undertaking in writing to the effect that the above proposal will bot obstruct in case any maintenance/ improvement/development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.
- The CMDA should ensure and verify NOC from MOEF and CMWSSB as per the housing and urban Development Department G.O.(3D) No.125 / / UD-V) D / dated:31.08.2016 before issuing the planning permission.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 condition, WRD reserved 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.

(II) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41.DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION 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)LOCALBODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-9006NOC-SURAPATTU VILLAGE/2022/DATED:23.09.2022 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 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.

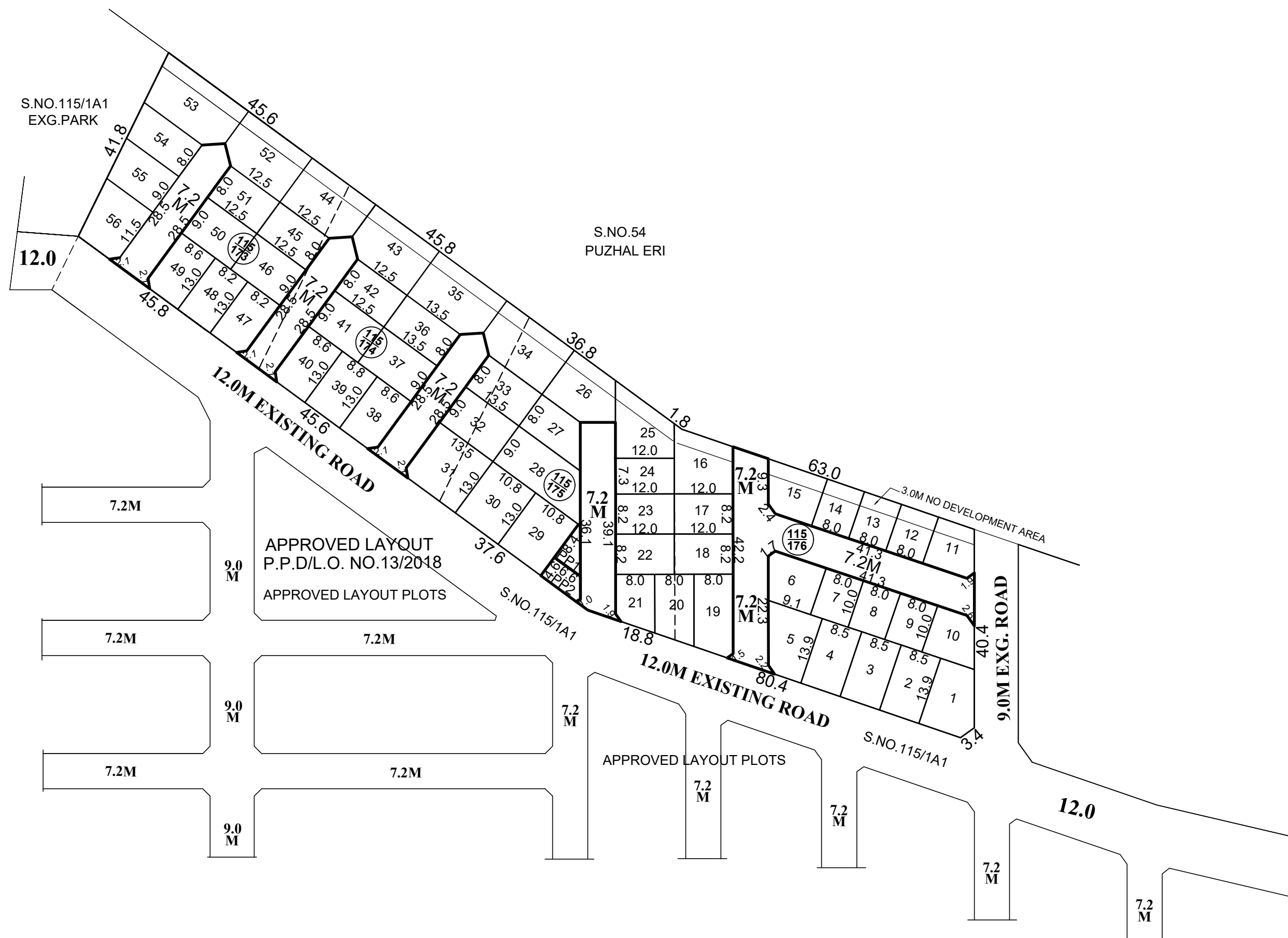
CONDITION:
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D L.O NO : 71 / 2023

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0215 / 2022
DATE : 13 / 03 / 2023

OFFICE COPY
FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION

SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT Nos.I, II & III AND GROUP DEVELOPMENT-1 ,LYING IN THE APPROVED LAYOUT No.P.P.D/L.O. No.13/2018 IN PRESENT S.Nos.115/173, 174, 175 & 176 (OLD S.No.115/1A1pt) OF SURAPATTU VILLAGE

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