




TOTAL EXTENT (AS PER DOCUMENT) : 4209 SQ.M
ROAD AREA : 1132 SQ.M
PUBLIC PURPOSE AREA (1%) : 41 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 20 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 21 SQ.M)

NO.OF.PLOTS : 32 Nos.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | | |
|---|---|--|
|  | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2996/2023, DATED:02.03.2023 @ SRO AVADI. |
|  | PUBLIC PURPOSE AREA-1 | |
|  | PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | |

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC 11356 THIRUNINDRAVUR 'A' VILLAGE0582/2023/ DATED:08.02.2023,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 thing with proper compaction to the minimum Level of (+)32.290m (i.e.(+)1.27m above Crest level of Thirunindravur Tank which is (+)33.560m) 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 1.03 to 1.14m depending upon the existing field levels. Also the applicant 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 (+)32.290m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site i.e., micro drains of suitable internal storm water drainage network drains within the site i.e., micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel at their own cost rainwater harvesting roads with road side drains and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms an 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 Eri/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 applicant should make drainage network at his 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.
- Since, the site exists in close proximity with the water bodies runs along from Eastern sides 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 (as per the circular issued by the office of the Commissioner of Town & County Planning Chennai-2 vide Roc No. 4367/2019 -BA2/ 13.03.2019) during development and no construction activities are to be executed in the setback area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD
- The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially the channel runs along Eastern sides in the presence of Revenue and WRD authorities.
- 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 it any documents seem to be fake/manipulated /fabricated, in future the above permission will be canceled without any correspondence. Hence the applicant is 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 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 applicant should get clearance certificate for his 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 sewage water from the applicant's 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Eri at any cost.
At any cost, sewage/sullage should not be let into river, and the garbages debris and construction materials should not be dumped into the Eri restricting the free flow of water.
- 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/ river.The NOC for his site from the WRD is purely issued on the basis of inundation point of view.
- The Channel in S.F Nos.66/4 abuts of the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire Channel as per Revenue records (FMB) along & within the stretch applicants land should be maintained properly without any change and without encroachments.
- The Channel in S.F. Nos. 66/4 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.
- The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD.
- The applicants should not object at any time for the as for the maintenance works / improvement works of the channels 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 not 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 owner of the document received from the applicant is 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.
Falling 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)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,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC 11356 THIRUNINDRAVUR 'A' VILLAGE 0582/2023/ DATED:08.02.2023, 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
-  CHANNEL

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 : 72 / 2023
L.O
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0106 / 2022
DATE : 14 / 03 / 2023

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



THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos: 66/16, 17, 18 & 19 OF THIRUNINDRAVUR 'A' VILLAGE.

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

