

TOTAL EXTENT (AS PER PATTA) : 1302 SQ.M

ROAD AREA : 715 SQ.M

NO.OF.PLOTS : 7 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.2753/2023, DATED:27.02.2023, @ SRO AVADI

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-NOC/011794 & 00148 VELLANUR VILLAGE/2022/ DATED:20.01.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- 1.The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+) 22.220m(i.e.0.630m below F.T.L.of Periyar Tank which is (+) 22.850m 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 0.880m 1.130m 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.
 - 2.The all round pavement level within the site should not be less than (+)22.220m. 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 size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting roads with road side drains and sewerage treatment plant and its disposal and garbages/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.
 - 3.Since the site exists in close proximity With the Water Bodies 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 & Country planning chennai-2 vide Roc No.4367/2019- BA2/ 13.03.2019 during development especially on South and no construction activities are to be executed in the set back area in future also. The CMDA should issue completion certificate NOC from WRD.
 - 4.The applicant Should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the southern side in the presence of revenue and WRD authorities
 - 5.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 genuinity of the documents submitted
 6. 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.
 7. 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.
 - 8.The applicant should get clearance certificate for his site from the Revenue department to make sure that the sites not an encroached property types the water body as well as confirming this proposed site boundaries.
 9. 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 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 maaterials should not be dumped into Eri restricting the free flow of water.
 - 10.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 land / river. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.
 - 11.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. 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 in future periodically.
 - 12.If any damage occurred to Government property it should be restored to its original standards as per field engineer's direction at applicants own cost.
 - 13.The Channel S.F.No 450/18 on Southern side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on other sides of the channel with concrete bed as per the FMB at the applicant's 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 of applicant's land should be maintained property without any change and without encroachments.
 - 14.The Government field channel in S.F. No 459/18 on Southern side stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained without encroachments as per revenue records and the hydraulic parameters of the field channel should be maintained. The applicant 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 applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land after the completion of project also

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - NOC 011794 & 00148 VELLANUR VILLAGE/2022/DATED:20.01.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION AND RELEASE OF THE LAYOUT.

(III)TNCDBR-2019, RULE NO: 47 (11)

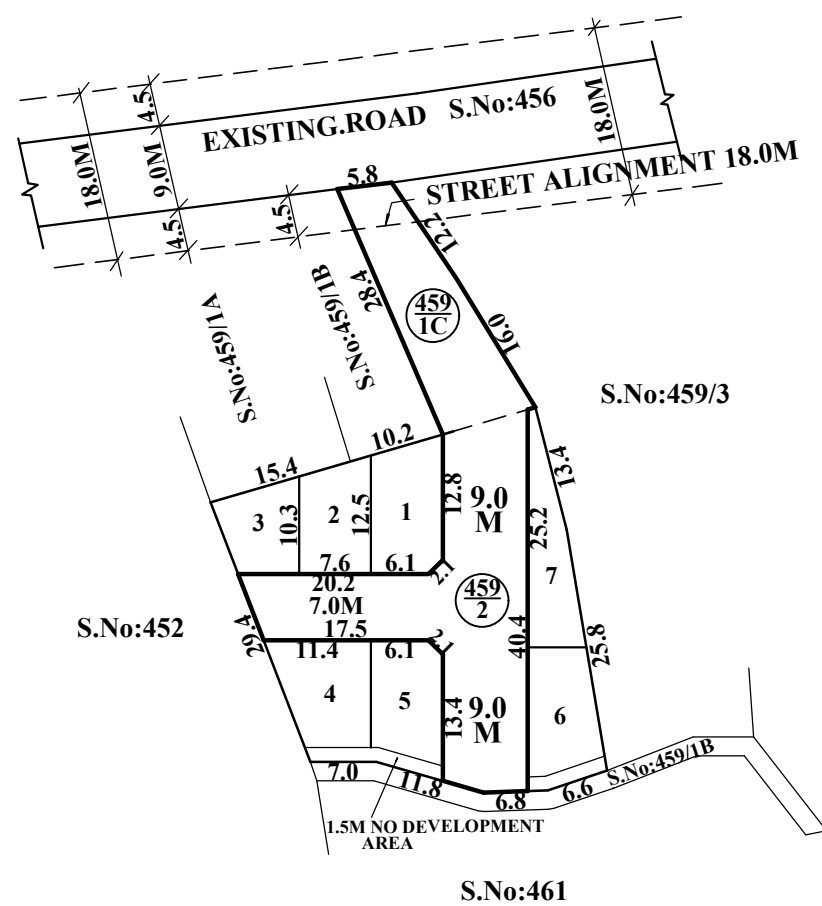
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(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

LEGEND :

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- 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 SUB DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : **80**
L.O **2023**
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0200 / 2022
DATE : 17 / 03 / 2023

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



VILLIVAKKAM PANCHAYAT UNION

SUB DIVISION OF HOUSE SITES IN S.No. 459/1C & 2 OF VELLANUR VILLAGE.

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