

SITE EXTENT (AS PER PATTA) : 7872 SQ.M
ROAD AREA : 2233 SQ.M
PUBLIC PURPOSE AREA (1%) : 58 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY : 29.0 SQ.M)
 (P.P-2 HANDED OVER TO THE TANGEDCO : 29.0 SQ.M)
TOTAL NO.OF.PLOTS : 59 Nos.
CONVENIENT SHOP : 1 No.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.4490/2023, DATED:28.03.2023, @ SRO REDHILLS.

CONDITIONS:

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB / T5(3) / F - NOC - VILANGADUPAKKAM VILLAGE / 2022 / DATED 16.12.2022. 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 (+) 8.350m (i.e. 6.950m below F.T.L of Redhills Tank which is (+) 15.300 m) 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 1.080m to 1.220 m 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 (+)8.350m 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 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 Pallikuppam Eri in S.F.No 94 on Northern side, 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 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.
- 4.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Northern 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 genuineness 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 site is not an encroached property from the water body as well as confirming this proposed site boundaries.
- 9.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.
- 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 Lands / 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 damaged occurred to Government property, it should restore to its original standards as per field Engineer's direction at applicants own 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.

The owner of the document received from the applicant 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 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, MAWS (MA1 DEPARTMENT DATED 31.1.2020 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

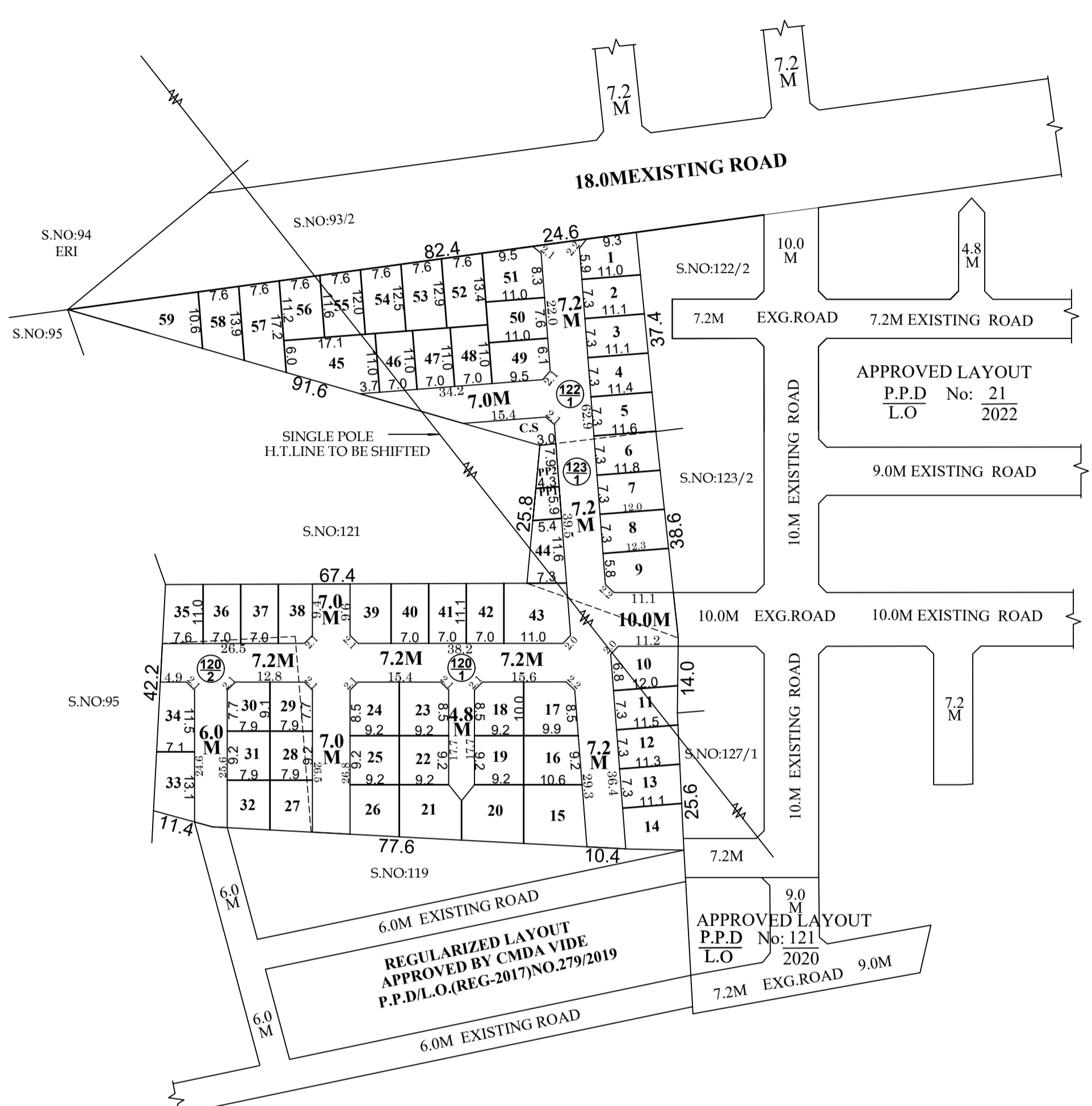
(III) TNCDBR-2019, RULE NO: 47 (11)
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F - NOC - VILANGADUPAKKAM VILLAGE / 2022 / DATED 16.12.2022. 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

LEGEND:

-  SITE BOUNDARY
-  ROADS GIFTED TO LOCAL BODY
-  EXISTING ROAD
-  PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
-  CONVENIENT SHOP
-  ERI



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 : 93
L.O NO : 2023

APPROVED
VIDE LETTER NO : LAYOUT-1 /0238/ 2022
DATE : 06 / 04 / 2023

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

