

SITE EXTENT (AS PER DOCUMENT) = 17927 SQ.M
ROAD AREA = 5057 SQ.M
PARK AREA (OSR) = 1292 SQ.M
PUBLIC PURPOSE PROVIDED = 129 SQ.M
TOTAL NO. OF PLOTS = 116 NOS
REGULAR PLOTS (1 TO 95) = 95 NOS
EWS PLOTS (96 TO 116) (1305 SQ.M) = 21 NOS

NOTE:

- 1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

Legend for ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 with associated document references.

CONDITIONS:

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-6. LETTER NO.DB/TS(3)/011793/F-NOC(PAKKAM-B & NATHAMBEDU VILLAGE)0806/2023/DATED.23.02.2023 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 (+)16.800m [i.e.(+1.710m above the weir crest level of Pakkam Thangal Tank is (15.090m in order to protect the site from inundation during floods.
2. The all round pavement level within the site should be less than (+)16.800m.
3. Since the site exists in close proximity with the Channel within the site the necessary setback distance should be provided within the site as per site conditions on both sides of the channel as per the norms in existence and as per the rules in force of CMDA...

The Hydraulic particulars of the proposed RCC Culvert are as follows:-

- 1. Existing Approach 9.0m Road Level : (+) 16.200m
2. MFL during December 2015 near by site : (+) 15.600m
3. MFL of Pakkam Thangal Tank : (+) 15.540m
4. FTL of Pakkam Thangal Tank : (+) 15.090m
5. TBL of Pakkam Thangal Tank : (+) 14.460m
6. Proposed Bed level of Channel : (+) 13.550m
7. Proposed Deck Slab bottom level of RCC Culvert : (+) 16.800m
8. Proposed Bed Width of Channel (FMB) : (+) 4.00m
9. Proposed width of RCC Culvert : (+) 9.00m

Table with 8 columns: S.No, Channel S.F.No, Access to S.F. No., Proposed Bed Level in M(+), MFL in M(+), Minimum Inner Width of Channel in m as per FMB, Minimum Inner Vent height in M or bottom Level of deck slab, Width of RCC Culvert in M, Area of RCC Culvert in Sqm, No of vents allowed.

- 16. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD., Kosasthalayar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars.
17. The applicant should pay an annual lease rent of Rs.22,000/- (Rupees Twenty Two Thousand only) for occupation of 36.00 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalayar Basin Division.
18. The applicants have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.
19. The applicant should execute the lease agreement with the Executive Engineer, WRD., Kosasthalayar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period.

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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/011793/F-NOC(PAKKAM-B & NATHAMBEDU VILLAGE)0806/2023/DATED.23.02.2023. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) 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 (MA) 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.

(IV) TNCDBR-2019, RULE NO: 47 (9) & AMENDMENTS PUBLISHED IN TNGG 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.

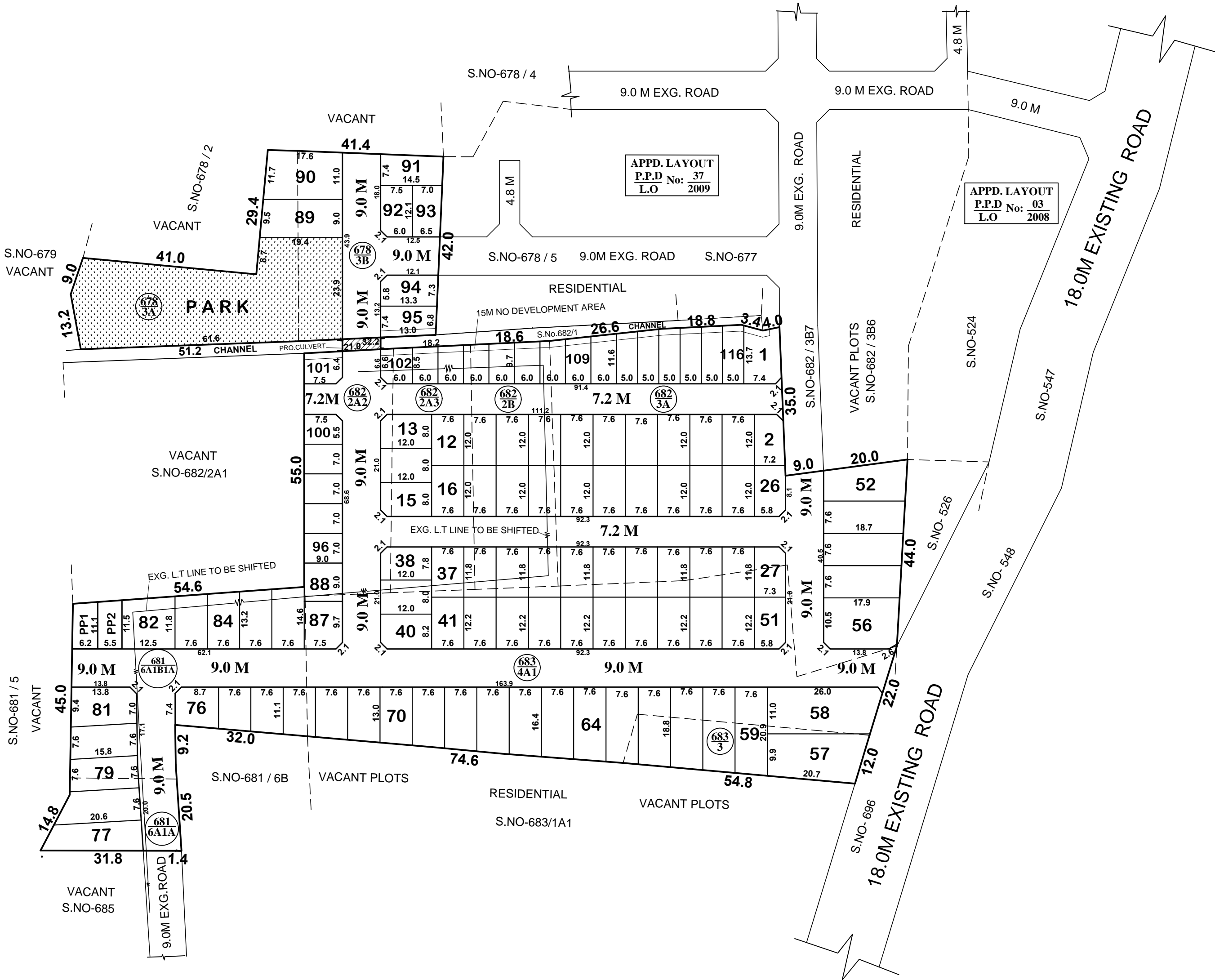
(V) TNCDBR-2019, RULE NO: 47 (11) THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(VI) 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
ROAD GIFTED TO LOCAL BODY
EXISTING ROAD
PARK AREA GIFTED TO LOCAL BODY
EWS PLOTS
PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO
CHANNEL



THIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 678 / 3A, 3B, 681 / 6A1A, 6A1B1A, 682 / 2A2, 2A3, 2B, 3A AND 683 / 3, 4A1 OF PAKKAM-B VILLAGE. (NATHAMEDU VILLAGE AS PER PATT)A

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

CONDITIONS:

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

P.P.D NO : 95
L.O NO : 2023

APPROVED
VIDE LETTER NO : LAYOUT-1 / 0194 / 2022
DATE : 06 / 04 / 2023

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

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.

