

<b>TOTAL EXTENT (AS PER DOCUMENT)</b>	<b>: 61876 SQ.M</b>
<b>ROAD AREA</b>	<b>: 18840 SQ.M</b>
<b>PARK AREA</b>	<b>: 4337 SQ.M</b>
<b>PUBLIC PURPOSE AREA (1%)</b>	<b>: 446 SQ.M</b>
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA -1 : 222 SQ.M)</small>	
<small>(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA -2 : 224 SQ.M)</small>	
<b>REGULAR PLOTS (1 TO 304)</b>	<b>: 304 Nos.</b>
<b>E.W.S. PLOTS (555M2) (305 TO 388)</b>	<b>: 84 Nos.</b>
<b>TOTAL NO.OF.PLOTS</b>	<b>: 388 Nos.</b>
<b>CONVENIENT SHOP</b>	<b>: 2 Nos.</b>

- NOTE:**
1. SPLAY-1.5M:1.5M
  2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
  3. WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.6961/2024, DATED: 06.08.2024, @ SRO PANNER.

**CONDITIONS:**  
 (I) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-003813/NOC-MINJUR VILLAGE/007562/2023 DATED 25.09.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)0.1010m (i.e.) 5.270m above Vallur Ancient Crest Level is (+)4.740m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.50 metre depth achieve required degree of compaction for the depth from (+)1.490m to (+)12.5050 depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the sewage 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 (+)0.1010m and the regular habitation should not be below MFL.
  2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Kosasthalaiyar river in S.F.Nos. 117 on the Southern side of applicant site as per FMB and monitored and maintained by the applicant at their own cost. The Government Land should be maintained without encroachments as per Revenue records and the applicants should make necessary periodical arrangements for free flow of water through the existing Government Land to the down side area along the proposed site.
  3. 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 without any correspondence. Hence, the applicants are solely responsible of genuineness of the documents submitted.
  4. 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.
  5. 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.
  6. WRD is giving opinion only in connection with the inundation aspect and does 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.
  7. The applicant should not object at any time for the maintenance work / improvements work of the channel which is 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/improvements/development works as per Revenue records (FMB), which are proposed to be carried out by WRD/Local body in future periodically.
- Technical Suggestion.
- (a) The applicants should prepare the layout proposal by considering the suitable Internal storm water drainage network drain as micro orain of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbage/debris and other solid waste management as per norms in existence within 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 drain / 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 storm water drainage / channel. There should be any hindrance to the free flow of water through the drain to the downstream.
  - (b) The applicant should provide necessary setback distance within the site as per site condition 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 No. 4367/2019-BA/2 Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.
  - (c) The applicants should get clearance certificate for this 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.
  - (d) 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 / garbage should not be dumped into the River/En/Channel/ Pond at any cost At any cost, sewage/sullage should not be let into River/En/Channel/Pond and the garbage, debris and construction materials should not be dumped into the River/En/Channel/Pond restricting the free flow of water.
- 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.
- 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) TNCDBR-2019, RULE NO. 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED-04.02.2019 & AMENDMENTS APPROVED IN G.O(Ms)No.16,MAWS(MA) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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.

(III) TNCDBR RULE NO.47(I)

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/TS(3)/F-003813/NOC-MINJUR VILLAGE/007562/2023 DATED 25.09.2023 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
	PARK GIFTED TO LOCAL BODY
	PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
	PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
	EWS
	CONVENIENT SHOP

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

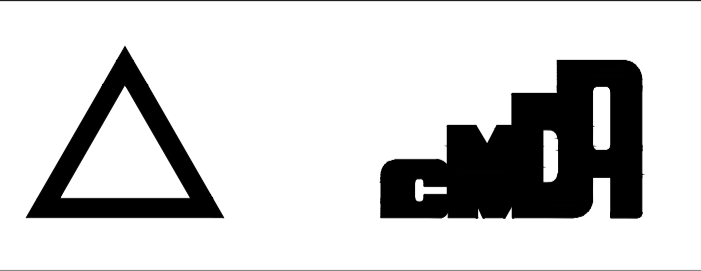
P.P.D NO : 180  
 L.O 2024

APPROVED

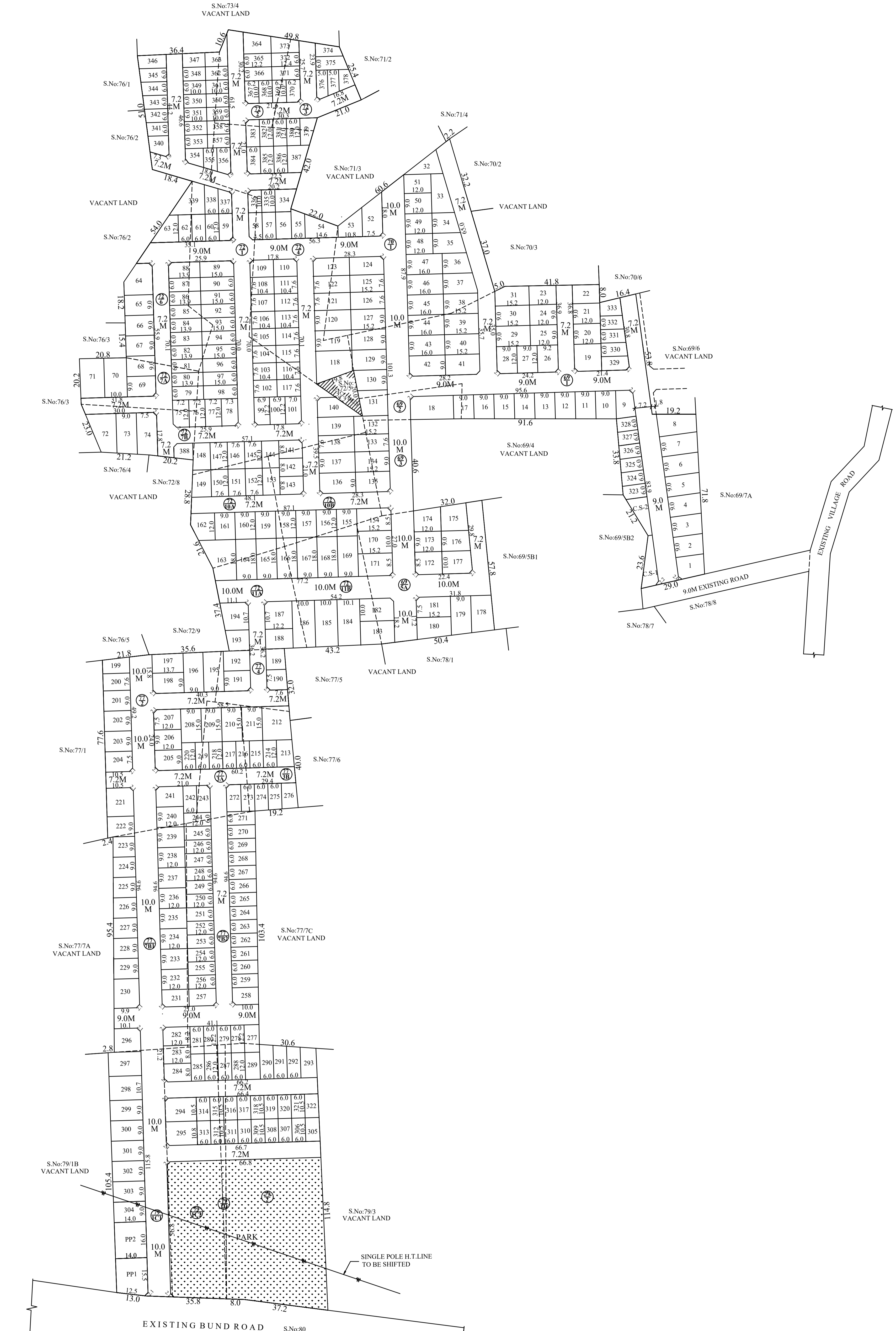
VIDE LETTER NO : LAYOUT-1 / 0073 / 2024  
 DATE : 9 / 08 / 2024

OFFICE COPY

FOR MEMBER SECRETARY  
 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) No. 6912 & 6913 of 2019.



**MINJUR TOWN PANCHAYAT**

**LAYOUT OF HOUSE SITES IN S.Nos: 69/1,2,3,5A, 70/1, 72/1,2,3,4,6,7A,7B,10A,10B,11A,11B, 77/2,3A,3B,4,7B1,7B2, 79/1C1,1C2,1D & 79/2 OF MINJUR VILLAGE**

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