

SITE EXTENT (AS PER DOCUMENT) : 1781 SQ.M
 ROAD AREA : 578 SQ.M
 PUBLIC PURPOSE AREA (1%) : 21 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA:10.0 SQ.M)
 (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA :11.0 SQ.M)
 REGULAR PLOTS (1 TO 13) : 13 Nos.
 E.W.S PLOT (61 SQ.M) : 1 No.
 TOTAL NO. OF PLOTS : 14 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- | | | |
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| <ul style="list-style-type: none"> ROAD AREA PUBLIC PURPOSE AREA-1 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.17234/2024,DATED:20.11.2024, @ SRO THIRUVALLUR JOINTI |
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CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F.NOC/005037/PAKKAM VILLAGE/07040/2024/DATED.09.09.2024,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 (+) 34.135M (I.E.) I.E.1.21M ABOVE THE TANK LEVEL OF PAKKAM TANK AT PAKKAM VILLAGE IN (+)32.925M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION FOR THE DEPTH (+)1.000M DEPENDING UPON THE EXISTING FIELD LEVELS. ALSO, THE APPLICANTS SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER, IF IT IS PROPOSED TO HAVE BASEMENT FLOOR AND AS WELL AS DE WATERING ARRANGEMENTS DURING FLOOD PERIODS. THE ALL ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD BE LESS THAN(+34.135M AND THE REGULAR HABITATION SHOULD NOT BE BELOW MFL.
 2.THE APPLICANTS SHOULD CLEARLY DEMARCAT THE BOUNDARY OF THEIR LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF REVENUE AUTHORITIES AND WRD AUTHORITIES. THE APPLICANTS SHOULD ALSO MAINTAIN THE MEASUREMENT OF THE REVENUE RECORDS WITHOUT ANY ENCROACHMENTS AND SHOULD BE MAINTAINED AS PER REVENUE RECORDS (FMB).
 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 GENUINITY 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 THEIR SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
 7.THE APPLICANTS SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK / IMPROVEMENT WORK OF THE WATER BODY WHICH IS PROPOSED TO BE CARRIED OUT BY WRD / LOCAL BODY. 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 / LOCAL BODY IN FUTURE PERIODICALLY.

TECHNICAL SUGGESTIONS :

A.THE APPLICANTS SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK AS MICRO DRAINS OF SUITABLE SIZE WITH THE SITE AS PER SITE CONDITIONS. SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN/ CHANNEL. RAINWATER HARVESTING, ROAD 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 APPLICANTS' LAND ACCORDING TO EXISTING RULES IN FORCE AND SHOULD GET PROPER APPROVAL FROM COMPETENT AUTHORITY WITHOUT FAIL.
 B.THE APPLICANT SHOULD PROVIDE NECESSARY SETBACK DISTANCE ESPECIALLY ON SOUTHERN SIDE 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 ROC. NO. 4367/2019 - BAC / DATED: 13.03.2019) DURING DEVELOPMENT AND THERE SHOULD NOT BE ANY CONSTRUCTION ACTIVITIES IN SETBACK AREAS IN FUTURE ALSO. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FORM 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 / GARBAGES SHOULD NOT BE DUMPED INTO THE RIVER / ERI / CHANNEL / POND AT ANY COST.
 E.THE OWNER OF THE DOCUMENT RECEIVED FORM THE APPLICANTS IN RESPECT OF THE OWNERSHIP IS PURELY OF APPLICANTS' RESPONSIBILITY ANY 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.
 F.AILING 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 (MA1 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-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.

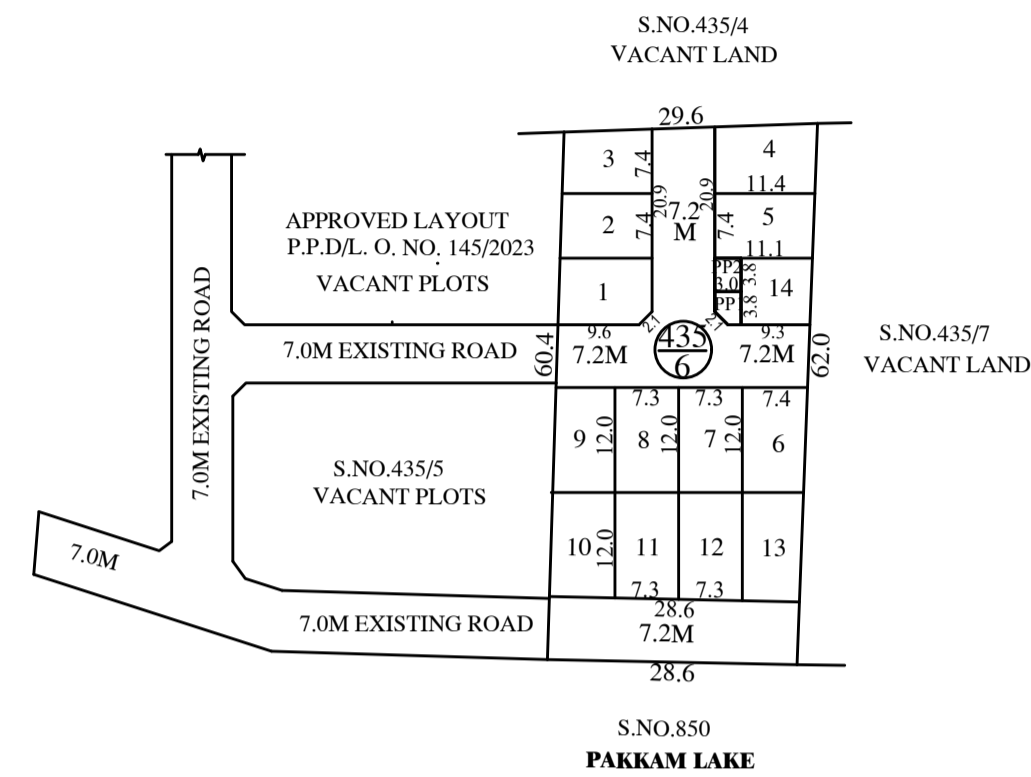
(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F.NOC/005037/PAKKAM VILLAGE /07040/2024/DATED.09.09.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND AND RELEASE OF THE LAYOUT

(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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- LAKE



THIRUVALLUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No. 435/6 OF PAKKAM VILLAGE
(NATHAMBEDU AS PER PATTI)

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

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 : 275
 L.O 2024

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0091 / 2024
 DATE : 28 / 11 / 2024

OFFICE COPY

FOR CHIEF PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

