



SITE EXTENT (AS PER DOCUMENT)	:	19668 SQ.M
ROAD AREA	:	6286 SQ.M
PARK AREA	:	1566 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	137 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 78.8 Sq.m		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 67.8 Sq.m		
E.W.S. PROVIDED	:	1381 SQ.M
REGULAR PLOTS (1 TO 102)	:	102 Nos
EWS PLOTS (103 TO 125) (1381 SQ.M)	:	23 Nos
TOTAL NO. OF PLOTS	:	125 Nos
CONVENIENCE SHOP SITE	:	1 No

NOTE:
 1. SPLAY - 1.5M x 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. ROAD AREA, PARK AREA, PUBLIC PURPOSE-1 (0.5%), PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:8614/2023, DATED:02.06.2023 AND DEED OF RATIFICATION DOC.No.3091/2024, DATED:04.03.2024 @ SRO, AVADI.

- CONDITIONS:**
- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD,CHENNAI REGION, CHEPAUK, CHENNAI -S. LETTER NO.DB / TS(3)/ F-INUNDATION - NEMAM - A / 2020 / DATED, 14.09.2020, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
 - The applicant's land should be filled with earth with proper compaction to the level of (+)27.02m 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 the required degree of compaction for an average filling is 0.45m to 0.54m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)27.02m (i.e., 0.04m above deepest slice sill level of Nemanam tank which is (+)26.980m on Eastern side of the applicant site or 1.02m above the abutting road level on Western side.
 - The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 1.20m x 0.75m and 0.90m x 0.60m (peripheral & lateral), rainwater harvesting, roads with side drain and sewerage alignment & garbage/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.
 - The sewage or any unhygienic drainage should not be let into the 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 applicant should make drain networks at her own cost and the same is to be connected to the natural storm water drainage or channel.
 - The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular dated.13.03.2019) during development. The CMDA should issue completion certificate only after obtain compliance certificate NOC from PWD/WRD.
 - The applicant should clearly demarcate the boundary of her land before commencement of any developmental activities especially on the Western & Southern side in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the proposed channel on the Southern side in S.F.No.48 without any encroachments and should be maintained.
 - The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
 - 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.
 - The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the PWD / Government Lands.
 - The applicant should not carry out any other cross masonry structures across the channel prior permission from PWD/WRD department.
 - The applicant should get clearance certificate for her 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.
 - PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The NOC for her site from the PWD/WRD is purely issued on the basis of inundation point of view.
 - The proposed Channel in S.F.No.48 runs on Southern side of the applicant site along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicant's land stretch (upto their stretch) 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 PWD/WRD Executive Engineer. Moreover, the width of entire channel as specified by this department and along the stretch of applicant's land should be maintained properly without any change and no encroachments.
 - The Government supply channel S.F.No.48 on Southern side of the stretch abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicant at her 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. The applicant should provide 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 her own cost within the proposed land.
 - The sewage water from the applicant's land should not be 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/garbage should not be dumped into the channel, Government lands etc. at any cost. The applicant should not dump the garbage/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into channel, kuttai, Government lands etc. and the garbage, debris and construction materials should not be dumped into the channel restricting the free flow of water.
 - The applicant should not object at any time for the maintenance work / improvements work of the channel to be carried out by PWD/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 (PMB) which are to be carried out by PWD/WRD in future periodically.

LEGEND:
 [Symbol] SITE BOUNDARY
 [Symbol] ROAD GIFTED TO LOCAL BODY
 [Symbol] EXISTING ROAD
 [Symbol] PARK GIFTED TO LOCAL BODY
 [Symbol] E.W.S.
 [Symbol] PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 [Symbol] PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
 [Symbol] CHANNEL
 [Symbol] CONVENIENCE SHOP

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.

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

P.P.D NO : 52
 L.O 2024

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0183/ 2022
 DATE : 11 / 03 / 2024

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

POONAMALLEE PANCHAYAT UNION
 LAYOUT OF HOUSE SITES IN S.Nos. 45/3A1, 3A2, 3B, 46 & 47 OF NEMAM-A VILLAGE
 SCALE - 1 : 800 (ALL DIMENSIONS ARE IN METRE.)