

SITE EXTENT (AS PER SITE) = 28173 SQ.M
ROAD AREA = 522 SQ.M
PARK AREA (OSR) = 2786 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2) = 278 SQ.M
P.P. -1 HANDED OVER TO THE LOCAL BODY (0.5% AREA - 139.89 SQ.M)
 RESERVED FOR LOCAL BODY
 P.P. -2 HANDED OVER TO THE TANGEDCO (0.5% AREA - 138.9 SQ.M)
NO.OF PLOTS = 2 Nos.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | |
|-----------------------|---|
| ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.
NO: 2465 / 2024. DATED: 28.03.2024 @ SRO, THIRUVOTTIYUR |
| PARK AREA | |
| PUBLIC PURPOSE AREA-1 | |
| PUBLIC PURPOSE AREA-2 | |

(RESERVED FOR TANGEDCO)

CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-6, LETTER NO.DB/TS/3YF-10810 THIRUVOTTIYUR VILLAGE 1080/2024/DATED:15.02.2024 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 filling with proper compaction to the minimum Level of (+) 3.60m (i.e. 0.80m above the temporary bench mark from Thiruvottiyur High Road on East as (+) 2.80m 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 meter depth to achieve required degree of compaction for the depth of about 0.85m to 0.95m 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. The applicant is suggested not to have regular habitation below MFL. The all-round pavement level within the site should not be less than (+) 3.60 m.
- The pavement should clearly demarcate the boundary of this land especially on Eastern and Western side before commencement of any development activities in the presence of Revenue and Highways department authorities concerned without fail and should not encroach the Government Land / Water body and the same should be maintained as it is in the Revenue records.
- 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 applicants are solely responsible of genuinity of the documents submitted.
- 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.
- 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.
- 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. The NOC for this site from WRD is purely issued on the basis of inundation point of view.

TECHNICAL SUGGESTION

- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting, roads with roadside drains and sewage treatment plant 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.
 The sewage or any unhygienic drainage (Treated or Untreated) should not be let into Eri / 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 drainage network at their own cost and the same is to be connected to natural storm water drainage / Channel. There should not be any hindrance to the free flow of internal drain to downstream.
- The applicant should provide necessary setback distance within the proposed site as per site condition and 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. N.4357/2019-8A/213/03.2019) during development. Further, there should not be any construction activities in the setback areas in future also the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- 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 applicant and as well as the construction materials/debris/garbages should not be dumped into the channel at any 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 channel restricting the free flow of water.
- The applicant's lands are seemed to be Ryotwari land which would be classified as dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for this site from 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. Since the land classified Sarkar dry lands but termed as private Patta land. Hence the CMDA/Revenue department to verify and ensure the ownership of document for the above proposal, WRD will not be held responsible for the land ownership.
 The owner of the document received from the applicant is respect to the ownership is purely of applicant's responsibility and it is only for reference purposes to this department. The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation 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.

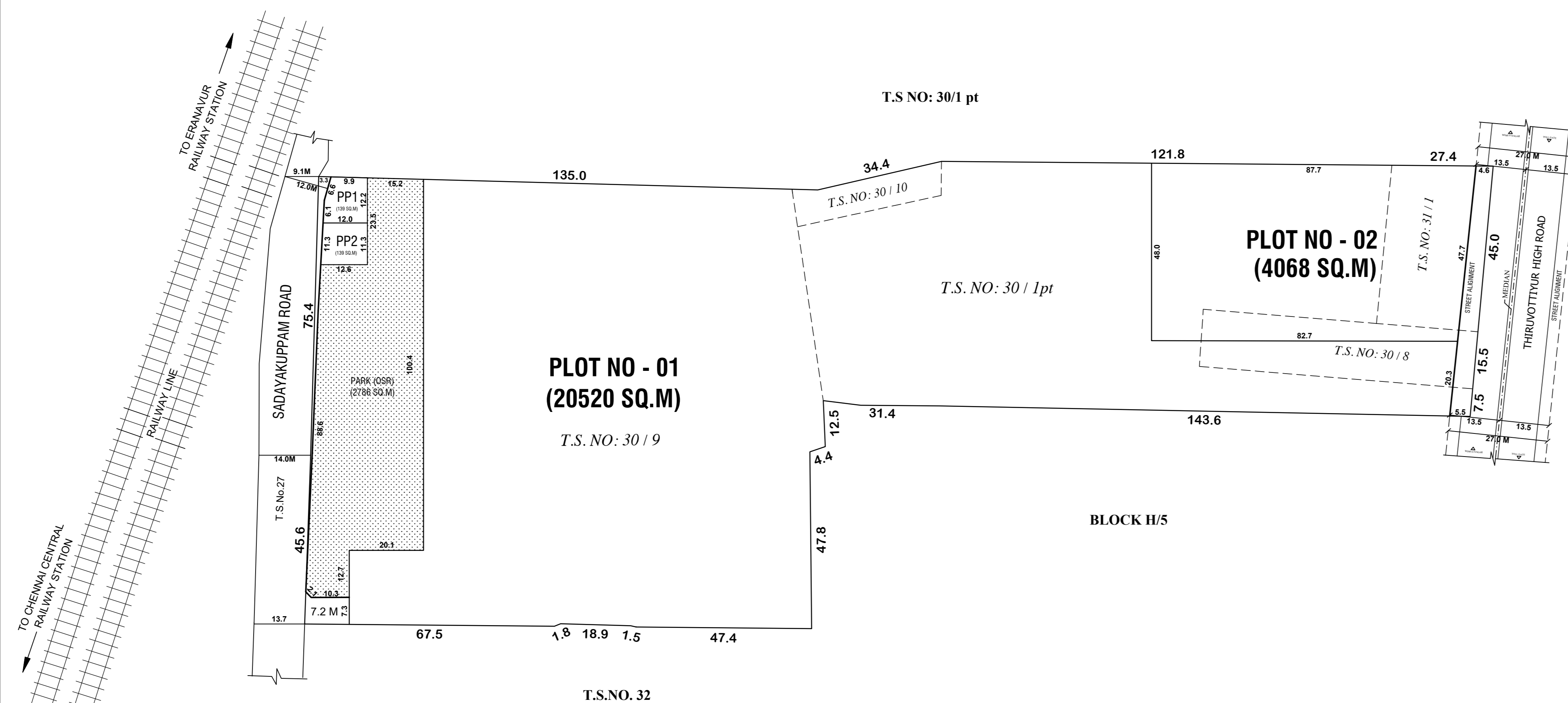
(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/TS/3YF-10810 THIRUVOTTIYUR VILLAGE 1080/2024/DATED:15.02.2024, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

- THE NOC FROM CHENNAI METRO RAIL LIMITED, ISSUED BY CHIEF GENERAL MANAGER (PP&D), LETTER NO.CMRL/CONS-DESOPHIE/09/01/2024, DATED:18.01.2024 SUBJECT TO THE FOLLOWING CONDITIONS :
 - THIS NOC IS APPLICABLE FOR PURPOSE OF SUB DIVISION ONLY. SEPERATE NOC NEEDS TO BE OBTAINED FROM CMRL, FOR ANY TYPE OF NEW CONSTRUCTION/DEVELOPMENT PROPOSED IN THE ABOVE CITED PROPERTY IN FUTURE.
 - CMRL MAY RESERVE ITS RIGHT TO REVOKE THE NOC DURING ANY STAGE, IF THERE IS VIOLATION IN SUBJECT NOC CONDITIONS.
 - TCNDBR-2019 RULE NO. 47 (6) 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.
 - TCNDBR-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.
- 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
- PARK (OSR) GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO LOCAL BODY (FOR TANGEDCO)

This Planning Permission issued under New Rule TCNDBR 2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.



GREATER CHENNAI CORPORATION LIMIT

SUB-DIVISION OF HOUSE SITES IN OLD S.Nos: 493, 517 / 1, 2A, 2B, 3, 528A/1pt, 528A & 528 / 2B, PRESENT T.S.Nos: 30 / 1pt, 8, 9, 10 AND 31 / 1, BLOCK-1, WARD-H OF THIRUVOTTIYUR VILLAGE.

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 : 64
L.O 2024
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0328 / 2023
 DATE : 28 / 03 / 2024

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

