

**SITE EXTENT (AS PER PATT)** : 4850 SQ.M  
**ROAD AREA** : 654 SQ.M  
**PUBLIC PURPOSE PROVIDED (1%)** : 55 SQ.M  
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 28.0 Sq.m  
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 27.0 Sq.m  
**NO. OF PLOTS** : 27 Nos  
**CONVENIENT SHOP SITE** : 1 No

**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<br>DOC.NO:4336/2024, DATED:13.03.2024 @ SRO, KUNDRATHUR. |
|  | PUBLIC PURPOSE-1 (0.5%) |  |
|  | PUBLIC PURPOSE-2 (0.5%) |  |

**CONDITIONS:**

**(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB / T5(3) / F.5239 NOC - SENEERKUPPAM VILLAGE / 2022 / DATED 15.06.2022. WHICH 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 (+)19.250m [i.e.0.46m below the Parivakkam tank sluice No 3 as (+)19.710m] 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 a depth varying from 1.330m to 1.460m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)19.250m. [i.e 0.460m below the Parivakkam tank sluice No.3 as (+)19.710m]. Also, the applicant should provide emergency pumping operation for the seepage water if it is proposed to have basement floor as well as dewatering arrangements during flood periods.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size as per site condition within the site and rainwater harvesting roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel 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/drain.

- The necessary setback distance should be provided with in the site especially on North, East & West as per site condition as per the norms in existence and as per the rules in force of CMDA (Circular issued by the office of the Commissioner of Town & Country Planning, Chennai-2 vide Roc No. 4367/2019 - BA2 / Dated 13.03.2019) during development and there should not be any construction activities in the set back areas. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD
- The applicant should clearly demarcate the boundary of her land before commencement of any developmental activities especially on the North, East & West side in the presence of Revenue and WRD authorities. The applicant should not encroach any Government lands and the same should be maintained as per Revenue records (FMB).

- 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.
- The applicant should not object at any time for the maintenance work / improvements work of the tank 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/improvement/ development works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically.

- 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 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 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.
- The sewage water from the applicant's land should not let into the channel 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 should not be dumped into the channel, at any cost

The applicant should not dump the garbages/debris in the channel and avoid sewage water into the channel, etc. At any cost, sewage/sullage should not be into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water

- 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 / Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
- The applicant should not construction any Cross Masonry or other infrastructures along the Course / Odai without prior permission from WRD

- The applicant should not damage the water body or water course at any cost and if any damage occurred, it should be rectified at her own cost.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's 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 and culvert 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 along with NOC on inundation point of view for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity

**(II) 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 (MAI) 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.**

**(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.5239 NOC -SENEERKUPPAM VILLAGE / 2022 / DATED. 15.06.2022. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

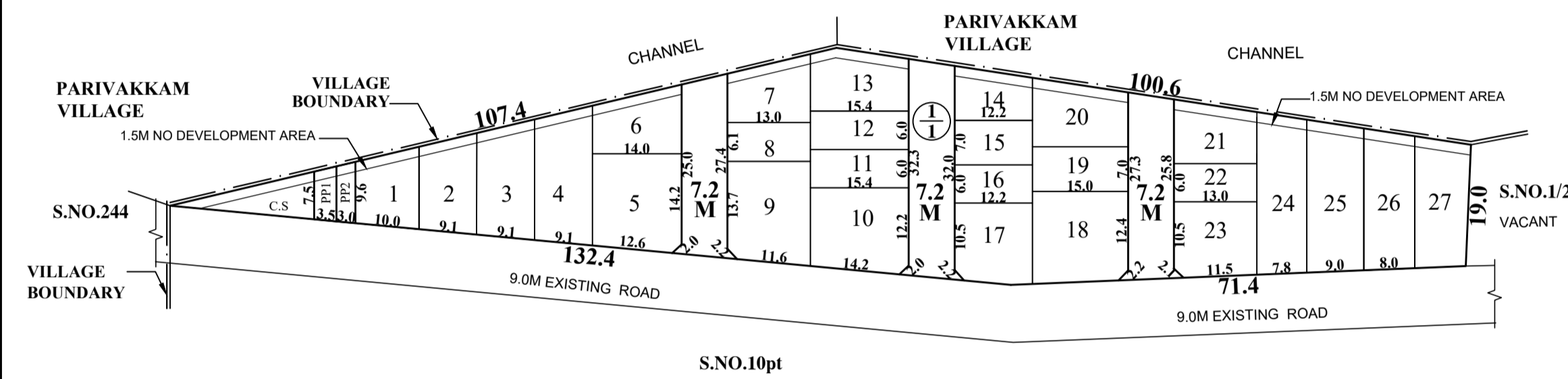
**(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.**

**© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT**

**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)
- CHANNEL
- CONVENIENT 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.



**POONAMALLEE PANCHAYAT UNION**  
**LAYOUT OF HOUSE SITES IN S.No:1/1 OF SENEERKUPPAM 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 : **79**  
**L.O** **2024**

**APPROVED**

**VIDE LETTER NO : LAYOUT-1 / 0354 / 2023**  
**DATE : 08 / 04 / 2024**

**OFFICE COPY**  
**FOR CHIEF PLANNER (LAYOUT)**  
**CHENNAI METROPOLITAN**  
**DEVELOPMENT AUTHORITY**

