



TOTAL EXTENT (AS PER PATTA)	: 313051 SQ.M
ROAD AREA	: 82783 SQ.M
PARK AREA	: 23073 SQ.M
PUBLIC PURPOSE AREA (1%)	: 2311 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 1157 SQ.M)	
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 1154 SQ.M)	
REGULAR PLOTS (1 TO 713)	: 713 Nos.
E.W.S PLOTS (23280SQ.M) (714 TO 1096)	: 383 Nos.
TOTAL NO.OF.PLOTS	: 1096 Nos.
COMMERCIAL SITE	: 3Nos.

- NOTE:
- SPLAY - 1.5M x 1.5M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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| ROAD AREA | WERE HANDED OVER TO THE LOVAL BODY VIDE GIFT DEED |
| PARK AREA | DOC. No: 13835/2021, DATED: 02/11/2021 @ SRO, SELAIYUR |
| PUBLIC PURPOSE AREA-1 | |
| PUBLIC PURPOSE AREA-2 | (RESERVED FOR TANGEDCO) |

CONDITIONS:

(1) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-6, LETTER NO. LETTER NO.DB/TS(3)F - Ottiyambakkam -ISRO/2021/M/ 22.01.2021 & 29.09.2021 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

- The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+) 5.400m to (+)5.700m 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 the depth varying from 0.965m to 2.405m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 5.400m to (+) 5.700m and i.e. 1.025m to 0.725m below the crest of the Ottiyambakkam weir (+) 6.425m near the applicant side on Western side. And it is recommended to construct the building with still floor so as to counteract the problem of extreme flooding. The regular habitation and the residence should reside only from first floor.
- All the round pavement level within the site should not be less than (+) 6.400m to (+) 5.700m. also, the applicants should provide emergency pumping operation for the sewage water if it is proposed to have basement floor as well as dewatering arrangements during flood periods and the same should be connected to the storm water drain.
- The applicants should prepare the Planning proposal by considering the suitable internal storm water drainage network (Macro drain in peripheral - 1.80m x 1.20m & Micro drain in lateral - 0.90m x 0.75m) with bed level as (+) 4.500m should be constructed within the applicant site. The Micro drain should be linked with Macro drain similarly the macro drain should be linked to local body drain/road drainage/ channel or maduvu or odai, rainwater harvesting roads with side drain and sewerage treatment plant and its disposal & 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 (treated or untreated) should not be let into the local body drain/road drainage/ channel or odai or maduvu course at any cost and the debris and other materials should not be dumped into the local body drain/ road drainage/ channel course obstructing free flow of water. The applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel.
- Additional Condition - A - Moreover the applicant has to form the new channel in the existing plan marked channel or bye-mass channel or patta channel alignment and to construct with retaining walls on either side of the channel as well as bed lining originates from Sluice No-1 of Ottiyambakkam tank of size not less than 0.90m x 1.20m with bed level (+) 4.500m runs through applicant site in S.F.No.82, 101/1 & 2, 173 & 30/2A & 2C so as to ease of water flow to the downstream irrigation channel to irrigation on Eastern side ayacut fields at their at their own cost in addition to the above Terms and conditions No.3 in NOC on inundation point of view already issued vide this office letter 3rd letter cited above.
- Similarly it is observed that some plan marked channel or bye-mass channel or patta channel originals from Sluice No-2 of Ottiyambakkam tank are found within the applicants site in S.F.No.57 nearby western boundary and confluence into the odai in S.F.No.56/5 & 58 running on Southern side abutting applicant site. The Sluice No-2 command only to applicant fields and at present there is no irrigation activities in the applicant site. Hence there is no necessary to form new channel since suitable drainage net work has to be formed by the applicant at their own cost(Macro drain in peripheral - 1.80m x 1.20m & Micro drain in lateral - 0.90m x 0.75m) with bed level as (+) 4.500m should be constructed within the applicant site, the Micro drains should be linked with Macro drain similarly the macro drains should be linked to local body drain/road drainage/channel or maduvu or odai.
- The applicant should clearly demarcate the boundary of their land as per revenue records (FMB) in presence of Revenue and PWD/WRD authorities before the commencement of any developmental activities and should not encroach the Government land at cost. The encroachment activities should not be done in the existing Maduvu or Odai. Also the applicant should maintain these lands as it is in the revenue records.
- The necessary setback distance (not less than 3.0m) should be provided 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 / 13.03.2019) during development, especially on North & South directions in S.F.No.2, 2/2, 13/1A, 14, 14/1A, 56, 56/2, 56/5, 57, 58, 59, 253/2 & 254/2 i.e. adjacent to Odai. And there should not be any construction activities carried out in this set back areas, since in future, the Government may plan to develop the odai & maduvu in the above mentioned set back areas in future. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
- As per the revenue records, it is observed that some plan marked channel or bye-mass channel or patta channel are found within the applicants site. And Odai is running in S.F.No.2, 13/1A, 14/1A, on north & 56/2 on east and Maduvu is running on South in S.F.No.56/5. The applicant should provide necessary suitable storm water drainage network (lateral & peripheral) and roads with road side drain so that the ultimate disposal of storm water discharge into the Odai & Maduvu which running on North & South during rainy season in order avoid inundation since the applicant land seems to be very huge extent.
- The bore wells should be provided by the applicant as per the rules in force as well as the norms in existence that should not affect the surrounding bore wells/wells of ground water level of private land owners. The provision of bore wells should be done after getting prior permission from the competent authorities PWD/WRD, E.B etc, since the land is very nearer to the Ottiyambakkam tank, Madurambakkam Maduvu & Ottiyambakkam Odai.
- There are number of private wet patta lands which are unpurchased, which are sand switched between the proposed wet lands acquired by the applicant. The revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation with tank field channel according to court of law and at any cost PWD/WRD will not be responsible for any litigation raised by the above private land owners. However, the applicant should give an undertaking to the effect regarding the private wet patta lands within the boundary of the applicant wet lands stating that the applicant has assured to convert their land to feed irrigation to the unpurchased ayacuts. The outlets and inlet channels which are associated within the applicant patta lands would be handed over to the PWD/WRD and should be maintained properly by the applicant.
- The private patta lands situated within the proposed wet lands which are not acquired by the applicant should be prone with approach roads and should be handed over to the local body after completion of the project.
- The applicants should obtain clearance for the wet lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for their 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 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 applicants to encroach the PWD / Government Lands.
- The permission granted to the applicant should not be altered/modified/changed to any others. Based on the records submitted by the applicant the inundation as well as permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above intimation NOC along with permission will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuineness of the documents submitted.
- The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law in both state & Central level from time to time.
- PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD/ Government lands. The NOC for their site issued from PWD/WRD is purely issued on the basis of inundation point of view.
- The applicant should not object at anytime for the maintenance work/improvements work of the maduvu / Odai 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 (FMB) which are proposed to be carried out by PWD/WRD in future periodically.
- The applicant should not dump the garbage/debris in the maduvu or odai and avoid the sewage water into the maduvu or odai etc. At any cost, sewage/sullage should not be let into Maduvu or Odai, and the garbage, debris and construction materials should not be dumped into the maduvu or Odai restricting the free flow of water.
- Implementing this long term flood mitigation project (LTFMP) is found imperative to technically permit over all development of these areas in and around DLF Garden City and TNSCB tenements. The CMDA may be insisted to deposit Rs. 88.00 Crore for this Flood Mitigation Scheme from the Infrastructure and amenities charges (I&A) collected from these area layout and Residential Colony Developers.

The owner of the document referred to the applicants 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 are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on inundation point of view for the above proposed site and in event the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(I) TNCDBR-2019 RULE NO. 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.1.2020 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.

(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 (MAI) 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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)F-OTTIYAMBAKKAM ISRO / 2021 / M/ 22.01.2021 & 29.09.2021. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V) 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.

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 TANGEDCO
 - E.W.S
 - CHANNEL
 - NO DEVELOPMENT AREA
 - COMMERCIAL

This Planning Permission Issued under New Rule TNCDBR-2019 is subject to final outcome of the W/PMD No.694B of 2019 and WMP (WD) Nos. 6912 & 6913 of 2019.

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

P.P/D NO. 19
L.O NO. 2022
APPROVED

VIDE LETTER NO : LAYOUT-1/10694 / 2020
DATE : 22 / 02 / 2022

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 2/1A2A, 1A2B, 1A3A, 1A3B, 1A4, 1A5, 1A6, 1A7A, 1A7B, 1A8, 1A9, 1E, 3/1A, 2, 3, 4A, 4B, 4/1, 2A, 2B, 2C1, 2C2, 2D1, 2D2, 3, 4, 5A, 5B, 6, 7A, 7B, 5/1, 2, 3, 4, 5, 6/1B, 2, 7/1, 2A1, 2A2A, 2A2B, 2B, 8/2, 9/2B, 10/2, 11/1,2, 12/1,2,3,4, 13/1B1,1B2, 2B1, 2B2A,2B2B1, 2B2B2,2B2B3, 2B4A, 2B4C, 2B5A, 2B5B, 2B5C, 2B6, 2B7, 2B8, 2B9, 2C, 2D, 3, 14/1B, 2A1, 2A2, 2B1, 2B2, 2B3B, 2C1A, 2C2, 2C3, 2D1, 2D2, 2E1, 2E2, 3A2, 3A4, 4B, 4C1, 15/1, 2, 3, 4, 5, 6, 16/1A2, 1B, 3B, 4, 5, 17/3, 20/1A, 1B, 2, 26/1B, 2B, 27/1A, 1B, 28, 29, 30/1A, 1B, 2B, 3, 31/1A1A, 1A1B, 1A2, 1A3, 1B,2, 32/2, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 33/1A, 1B1, 1B2, 2, 3, 4, 5, 6A, 6B, 34, 35/2A, 2B, 38/1A, 1B, 2, 3, 39/1A, 1B, 2A, 2B,3, 40/1A, 1B, 1C1, 41, 42/1A, 1B, 2, 43/1, 2A, 2B, 44/1, 2, 49/1, 2, 50/1, 51/1A, 1B,2, 53/2, 54/2A, 2B, 3A, 3B, 4A, 4B, 55, 56/1A5, 4B2, 4C, 57/1, 2, 3A, 3B, 4, 5, 6, 250/2B, 251/1A,1B,2, 256/1B, 2, 3 OF OTTIYAMBAKKAM VILLAGE.

SCALE - 1:1600 (ALL MEASUREMENTS ARE IN METRE.)