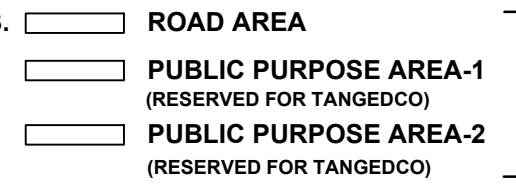


SITE EXTENT (AS PER DOCUMENT) = **3939 Sq.M**
ROAD AREA = **1265 Sq.M**
PUBLIC PURPOSE PROVIDED (1 & 2) = **30 Sq.M**
 PUBLIC PURPOSE SITE - 1 = 15 Sq.M (RESERVED FOR LOCAL BODY)
 PUBLIC PURPOSE SITE - 2 = 15 Sq.M (RESERVED FOR TANGEDCO)
NO. OF PLOTS = **30 Nos.**








NOTE:

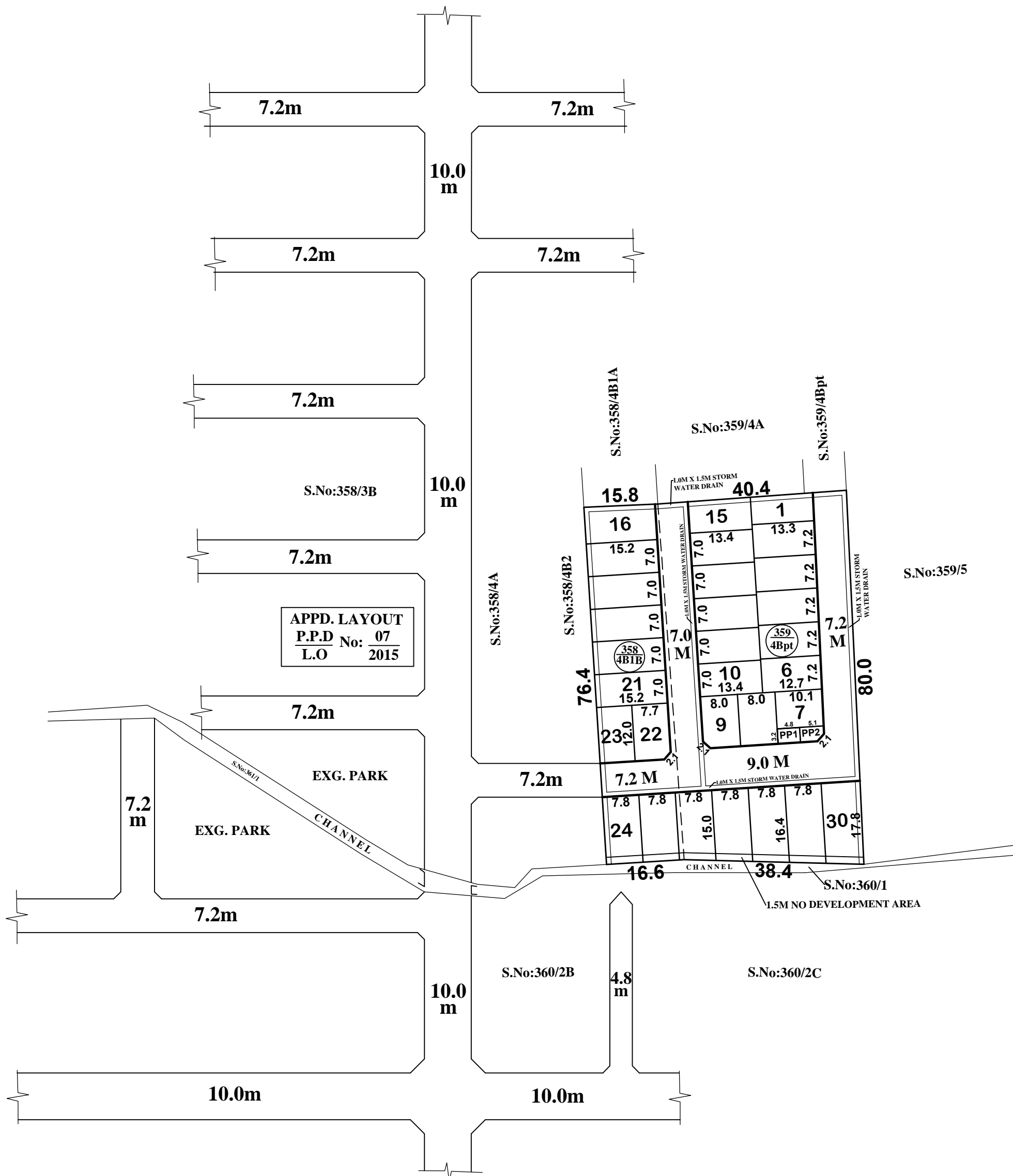
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.  WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC. NO: 6603 / 2021, DATED: 21 / 12 / 2021 @ SRO, POONAMALLEE

CONDITIONS :

- (I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/75(3)/F-3455-VAYALANALLUR-B VILLAGE/2022/dated:26.04.2022. 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 WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+)26.360M 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 1.44M TO 1.50M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT AND SHOULD BE RAISED TO A MINIMUM LEVEL OF (+) 26.360M AND I.e. 2.12M ABOVE THE SLUICE SILL OF KAVALCHERY TANK (THIRUMAZISAI TANK) IN S.F.NO.368 AS (+)24.240M.
 2. THE ALL-ROUND ENTIRE PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)26.360M. THE APPLICANTS SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK OF SUITABLE SIZE (PENPHERAL DRAIN & LATERAL DRAIN AS PER SITE CONDITIONS), RAINWATER HARVESTING, ROADS WITH ROAD SIDE DRAIN AND SEWERAGE ALIGNMENT AND ITS DISPOSAL & GARBAGES/DEBRIS AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANTS LAND ACCORDING TO THE EXISTING RULES IN FORCE AND SHOULD GET PROPER APPROVAL FROM THE COMPETENT AUTHORITY WITHOUT FAIL.
 3. THE SEWAGE OR ANY UNHYGIENIC DRAINAGE (TREATED OR UNTREATED) 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 APPLICANTS SHOULD MAKE DRAIN NETWORKS AT THEIR OWN COST AND THE SAME IS TO BE CONNECTED TO THE NATURAL STORM WATER DRAINAGE OR CHANNEL.
 4. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED WITHIN THE SITE 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 AND THERE SHOULD NOT BE ANY CONSTRUCTION ACTIVITIES ESPECIALLY ON SOUTHERN SIDE. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
 5. THE CHANNELS ALONG THE SOUTHERN BOUNDARY AND WITHIN THE STRETCH OF APPLICANTS LAND IN S.F.NO.361/1 SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALLS ON EITHER SIDES OF THE CHANNEL AS PER THE FMB AT THE APPLICANTS 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 WRD EXECUTIVE ENGINEER MOREOVER, THE WIDTH OF ENTIRE FIELD CHANNELS AS PER REVENUE RECORDS (FMB) ALONG & WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AND WITHOUT ANY ENCR OACHMENT.
 6. THE APPLICANTS SHOULD CLEARLY DEMARCAT E THEIR BOUNDARY ESPECIALLY ON THE SOUTH OF APPLICANT'S LAND ABUTTING THE CHANNEL IN S.F.NO.360/1 BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE. OF REVENUE AUTHORITIES AND WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCR OACH THE CHANNEL ABUTTING THE LAND. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
 7. THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE APPLICANT BOUNDARY IN S.F.NO.361/1 SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANTS AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCR OACHMENTS AS PER REVENUE RECORDS AND THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL SHOULD BE MAINTAINED. THE APPLICANTS SHOULD MAKE 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 DESILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE AT THEIR OWN COST IN ORDER TO AVOID ANY HINDRANCE FOR FREE FLOW OF WATER WITHIN THE PROPOSED LAND, AFTER THE COMPLETION OF PROJECT ALSO.
 8. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS AND IF FOUND NECESSARY, PRIOR PERMISSION FROM WRD SHOULD BE OBTAINED.
 9. 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 IT 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 GENUINETY OF THE DOCUMENTS SUBMITTED.
 10. 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.
 11. 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.
 12. THE SEWAGE WATER FROM THE APPLICANTS LAND SHOULD NOT LET INTO THE CHANNEL OR 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 CHANNEL AT ANY COST.
 13. THE APPLICANTS SHOULD NOT DUMP THE GARBAGES/DEBRIS IN THE CHANNEL AND AVOID THE SEWAGE WATER LET INTO THE CHANNEL ETC. AT ANY COST SEWAGE/SULLAGE SHOULD NOT BE LET INTO FIELD CHANNEL, AND THE GARBAGES, DEBRIS AND CONSTRUCTION MATERIALS SHOULD NOT BE DUMPED INTO THE CHANNEL RESTRICTING THE FREE FLOW OF WATER.
 14. THE APPLICANTS SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK// IMPROVEMENTS WORK OF THE CHANNEL TO BE CARRIED OUT BY WRD THE APPLICANTS SHOULD GIVE AN UNDERTAKING IN WRITING TO THE EFFECT THAT THE ABOVE PROPOSAL WILL NOT OBSTRUCT IN CASE OF ANY MAINTENANCE / IMPROVEMENT /DEVELOPMENT WORKS AS PER REVENUE RECORDS (FMB) WHICH ARE PROPOSED TO BE CARRIED OUT BY WRD IN FUTURE PERIODICALLY.
 15. THE APPLICANTS SHOULD GET CLEARANCE CERTIFICATE FOR THIS SITE FROM THE REVENUE DEPARTMENT TO MAKE SURE THAT THE SITE IS NOT AN ENCR OACHED PROPERTY FROM THE WATER BODY AS WELL AS CONFIRMING THIS PROPOSED SITE BOUNDARIES.
 16. WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANTS TO ENCR OACH THE WRD/ GOVERNMENT LANDS/ CHANNELS. THE NOC FOR THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
 17. THE OWNER OF THE DOCUMENT RECEIVED FROM THE APPLICANTS IN RESPECT TO THE OWNERSHIP IS PURELY OF APPLICANTS' 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.
 18. FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS. WRD RESERVES NIGHTS 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 ENTIT Y.
- (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/75(3)/F-3455-VAYALANALLUR-B VILLAGE/2022/dated:26.04.2022 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- ☉ 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 TANGEDCO
-  CHANNEL
-  NO DEVELOPMENT AREA



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 : 2022

APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0177 / 2021
 DATE : 29 / 04 / 2022

OFFICE COPY
 FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

