

**SITE EXTENT** (AS PER DOCUMENT) = **4897 Sq.M**  
**ROAD AREA** = **1369 Sq.M**  
**PUBLIC PURPOSE PROVIDED (1 & 2)** = **44 Sq.M**  
 PUBLIC PURPOSE SITE - 1 = 22 Sq.M (RESERVED FOR LOCAL BODY)  
 PUBLIC PURPOSE SITE - 2 = 22 Sq.M (RESERVED FOR TANGEDCO)  
**NO. OF PLOTS** = **23 Nos.**

**NOTE:**

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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|--|--|---|
|  | ROAD AREA  | WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED<br>DOC. NO: 199 / 2022, DATED: 11 / 01 / 2022 @ SRO, TAMBARAM |
|  | PUBLIC PURPOSE AREA-1<br>(RESERVED FOR LOCAL BODY) |   |
|  | PUBLIC PURPOSE AREA-2<br>(RESERVED FOR TANGEDCO)   |   |

**CONDITIONS :**

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, PWD., WRD., CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB/T5(3)/ F- 4403 NEDUNGUNDRAM VILLAGE / 2022 / DATED: 27.05.2022 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 (+)9.00M 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 VARYING FROM (+)0.955M TO (+)1.035M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 9.000M [(i.e) 2 15M BELOW THE CREST LEVEL OF NEDUNGUNDRAM TANK (+) 11.150M]
- THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK AS PERIPHERAL DRAIN NOT LESS THAN OF SUITABLE SIZES 0.90MX0.75M AND LATERAL DRAIN OF SUITABLE SIZE AS PER SITE CONDITION AND THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN/CHANNEL, RAINWATER HARVESTING AND SEWERAGE 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 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 DRAINAGE NETWORK, AT HIS OWN COST AND THE SAME IS TO BE CONNECTED TO NATURAL STORM WATER DRAINAGE/CHANNEL.
- THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED WITH IN THE SITE ESPECIALLY ON WESTERN SIDE 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 CONSTRUCTIONS. THE CMDA SHOULD IN THE COMPLETION CERTIFICATE ONLY AFTER COMPLIANCE CERTIFICATE FROM WRD.
- THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF HIS LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF WRD AND REVENUE AUTHORITIES. THE APPLICANT SHOULD ALSO MAINTAIN THE MEASUREMENT OF THE SITE WITHOUT ANY ENCROACHMENTS AND SHOULD MAINTAIN 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 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 GENUINETY 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 HIS 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.
- 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 TRUENESS 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 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/T5(3)/ F- 4403 NEDUNGUNDRAM VILLAGE / 2022 / DATED: 27.05.2022, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) 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.

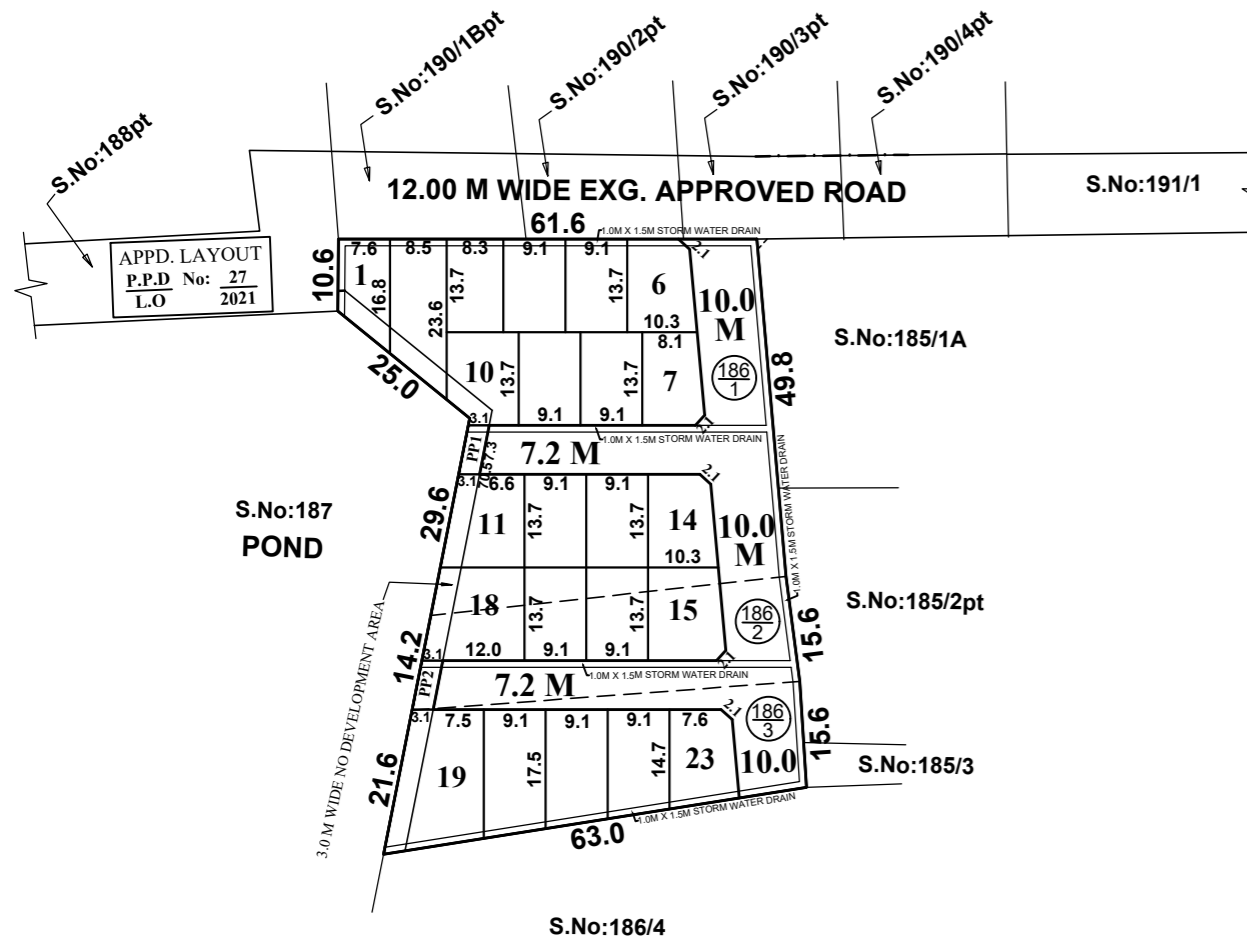
(IV) TNCDBR-2019, RULE NO:47 (11)

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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- POND
- 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 : **77**  
**L.O** **2022**  
**APPROVED**  
 VIDE LETTER NO : **LAYOUT-1 / 0112 / 2021**  
 DATE : **27 / 06 / 2022**

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



**KATTANKULATHUR PANCHAYAT UNION**

LAYOUT OF HOUSE SITES IN S.Nos: 186 / 1, 2 & 3 OF NEDUNGUNDRAM VILLAGE.

SCALE : 1:800 ( ALL MEASUREMENTS ARE IN METRE )