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FILE NO.LAYOUT-1/ 277 / 2024

TOTAL EXTENT (AS PER DOCUMENT)	:	**5868 SQ.M**
ROAD AREA	:	**2042 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**45 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 20.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA* : 25.0 SQ.M)		
NO.OF.PLOTS	:	**34 Nos.**

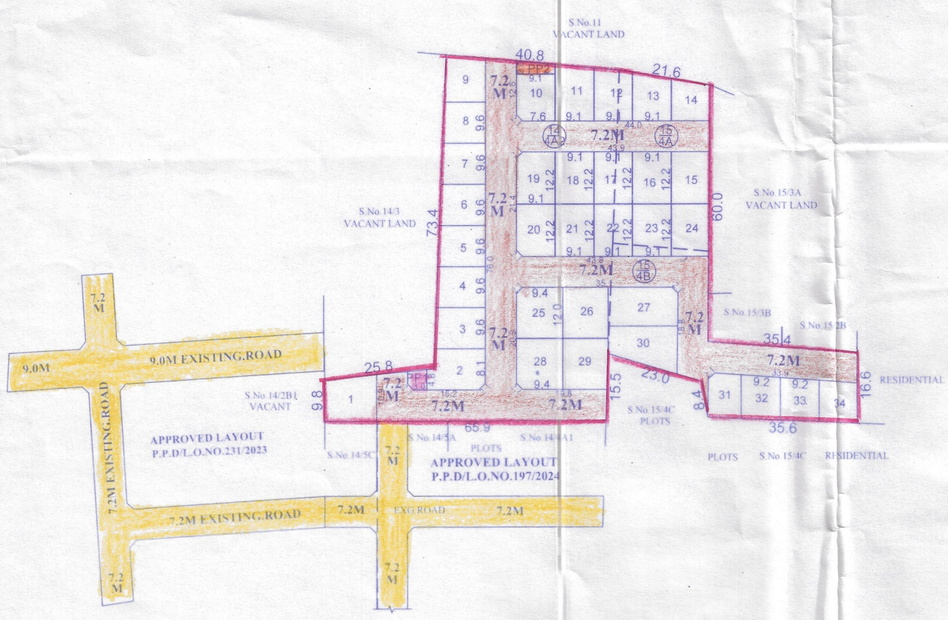
உள்ளாட்சி மன்றப் படி

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண்: 54 நாள்: 27/11/24
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண்: 3461 | 18.11.2024
தலைமை

NOTE

1. 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
4. PUBLIC PURPOSE AREA - 1
5. PUBLIC PURPOSE AREA - 2 (RESERVED FOR TANGEDCO)

} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.7841/2024, DATED:06.11.2024, @ SRO TAMBARAM JOINT I.



NOTE:

THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTERNO.DB/T5(3)/F-NOC 004835 KASPAPURAM 009598/2023/ DATED:01.12.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The existing ground level of the site should be raised to minimum level of (+)13.150m (i.e. 2.250m above Weir Crest Level of Agaramthen Tank in Agaramthen Village in which is (+). 10.900m) and the applicants' site with filling level is from (+)1.760m to(+) 2.030m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. Also, the applicants 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 to have regular habitation above MFL i.e.. (+)13.150m, since the existing field level is below MFL and the entire pavement level of the proposed site should not be less than (+)13.150m.

2.The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD 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..

3.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. 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 genuinety of the documents submitted.

4.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

5.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

6.WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7.The Government channel stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel/ River should be maintained without encroachments 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 applicants should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also

8.The Government Channel in S.F.No.15/1 along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either sides **of** the Government Channel along entire boundary as per **the** FMB at the applicant's **own cost**. The **bed level of** the **above** Government 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 Government Channel as per Revenue **records** (FMB) along **&** within the stretch of applicant's land **should be** maintained properly without **any** change **and no encroachments at** any **cost**.

9.The applicants should clearly demarcate their boundary especially on the Northern side before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Government Channel abutting the land.

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

TECHNICAL SUGGESTION

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network within the site (ie.,pheripheral drain of size not less than 0.90 x 0.60m and lateral drains of suitable size within the site as per condition) and the same should be connected to the local drain at their own cost, rainwater harvesting, roads with side drain and sewerage treatment plant 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.

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 applicants should make drainage network, at his own cost and the same is to be connected to natural storm water drainage / channel.

b.The necessary setback distance (especially not less than 3.00m on Northern side and as per norms) should be provided with in the site as per site condition as per 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 Roc. No. 4367 / 2019-BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in setback area in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c.The Applicants 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.

d.The sewage water from the applicant 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 applicants, and as well as the construction materials/debris/garbage's should not be dumped into the channel/river/tank at any cost.

At Any Cost, Sewage/Sullage Should Not Be Let Into Channel/River, And The Garbages, Debris And Construction Materials Should Not Be Dumped Into The Channel/River Restricting The Free Flow Of Water.

The Owner Of The Document Received From 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, WRD reserves rights to withdraw the Technical opinion on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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.

(III)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD, PWD IN THEIR LETTER NO. **DB/T5(3)/F-NOC 004835 KASPAPURAM 009598/2023/ DATED:01.12.2023,** AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY(FOR TANGEDCO)

CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

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.

OWNER'S SIGNATURE

R. BHUVANESHWARI, B.E. CIVIL,
Registered Engineer Grade - II (RE)
RE/II/2024/3/0045
D.No. 5/41, Plot No. 56, 3rd Cross Street,
Lakshmi Nagar, Porur, Chennai - 600 116.
Mobile No : 97905 40242.
LICENSED SURVEYOR

Planning Permit No. 15964 Dated: 13.11.2024
P.P.D L.O No: 249 2024
APPROVED
VIDE LETTER No. Layout-1/0277/2024.
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 14/4A2, 15/4A & 15/4B OF KASPAPURAM VILLAGE

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



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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