

SITE EXTENT (AS PER DOCUMENT)	:	3236 SQ.M
ROAD AREA	:	1107 SQ.M
PUBLIC PURPOSE AREA (1%) (PP-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 26.0 SQ.M) (PP-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 21.0 SQ.M)	:	47 SQ.M
REGULAR PLOTS (1 TO 21)	:	21 Nos.
E.W.S.PLOTS (22,23) (130 SQ.M)	:	2 Nos.
TOTAL No.OF.PLOTS	:	23 Nos.

- NOTE:
1. SPLAY - 1.5M x 1.5M

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

3.

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 14632/2024 , DATED:10.10.2024 , @ SRO AVADI
- 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)/ NOC 10806 THIRUNINDRAVUR - A VILLAGE 4990 / 2024 / DATED.28.06.2024, WHICH 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 filling with proper compaction to the minimum level of (+)35.060m (ie.) 1.500m above the FTL of Thirunindravur Hissa Tank is (+)33.560m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from (+)1.000m to (+)1.200m depending upon the existing field levels. 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 all round pavement level within the site should not be less than (+) 35.060m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate 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 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 genuinity 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 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 sal per Revenue records (FMB), which are proposed to be carried out by WRD/Local body in future periodically.

8. The Field channel in S.F.No. 104/2,S.F.No.558 in Thirunindravur Village stretch on Northern and Southern side of the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant 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 de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.

9. The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost.

10. The Government Channel in S.F.No. 104/2,S.F.No.558 abutting the applicant land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB up to their stretch at the applicant's 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 channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

Technical Suggestion:

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage stment and its disposal and garbages/debris and other solid solid waste management as per norms in existence within the applicants' 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 applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream

b.The applicant should provide necessary setback distance within 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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion 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 applicants' 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 / garbages should not be dumped into the River / Eri / Channel / Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri/Channel/ Pond restricting the free flow of water.

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. 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 (9)
- THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.
- (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) / NOC 10806 THIRUNINDRAVUR - A VILLAGE 4990 / 2024 / DATED.28.06.2024 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 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)

CHANNEL

EWS
- 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.
- CONDITION:
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.
- P.P.D
L.O

NO :

232
2024
- APPROVED
- VIDE LETTER NO : LAYOUT-1 / 0309 / 2023

DATE : 23 / 10 / 2024
- OFFICE COPY
- FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY
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- ## THIRUNINDRAVUR MUNICIPALITY
- ### LAYOUT OF HOUSE SITES IN S.No:120/5B, 120/5C, 120/5D & 120/28 (OLD S.No.120/6A1A1pt) AND 120/68 (OLD S.No.120/6A1A1pt) OF THIRUNINDRAVUR - A VILLAGE.
- SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

SITE EXTENT	(AS PER DOCUMENT)	:	3236 SQ.M
ROAD AREA	(34%)	:	1107 SQ.M
PLOTTABLE AREA	(66%)	:	2129 SQ.M
1% PUBLIC PURPOSE REQUIRED		:	21 SQ.M
PUBLIC PURPOSE PROVIDED		:	47 SQ.M
PUBLIC PURPOSE AREA-1 : 26.0 SQ.M			
PUBLIC PURPOSE AREA-2 : 21.0 SQ.M			
REGULAR PLOTS (1 TO 21)		:	21 Nos.
E.W.S.PLOTS (22,23) (130 SQ.M)		:	2 Nos.
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LEGEND:

-  SITE BOUNDARY
 PROPOSED ROADS
 EXISTING ROAD
 PUBLIC PURPOSE-1
 PUBLIC PURPOSE-2
 CHANNEL
 EWS

ASSISTANT PLANNER
Chennai Metropolitan
Development Authority
No.8, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

THIRUNINDRAVUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No:120/5B, 120/5C, 120/5D & 120/28 (OLD S.No.120/6A1A1pt) AND 120/68 (OLD S.No.120/6A1A1pt) OF THIRUNINDRAVUR - A VILLAGE.

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