

No.Of.PLOTS : **24 Nos.**

NOTE:

1. SPLAY-I.5MX1.5M

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3.

☐ ROAD AREA	} TO REFER FINAL LETTER
☐ PUBLIC PURPOSE AREA-1	
☐ PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGECO)	

(b) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB / T5(3) / F -NOC. 3898 (THIRUNINDRAVUR VILLAGE) / 6019 / 2025 / DATED: 21.07.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- [illegible]

a. Technical Substitution

The applicants shall prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size at the site, as per site condition and the same should be connected to local drain network through road side drains and low level treatment plant & its disposal & garbage, debris and solid waste management disposal as per norms in existence within the nearest land according to the existing rules in force and should get proper approval from the competent authority without fail.

b. The applicant shall ensure that no construction material or debris is dumped into the drain / Channel at any cost and the debris and construction materials should not be dumped into the drain / Channel 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 drain.

c. The applicant shall ensure that no construction material or debris is dumped into the drain / Channel at any cost and the debris and construction materials should not be dumped into the drain / Channel obstructing free flow of water. In force of CMDA Circular issued by the office of the Commissioner of Townships & Country Planning, Chennai - 2 vide No. CH-4367/2010/dt-9 dated 18.03.2019 during development there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate after ensuring compliance of the above conditions.

d. The applicant's land belongs to the ryotwari land, which would be classified as "Veta" lands. Hence, these lands are to converted from Agricultural Use Zone to Residential Use Zone by the competent authority. The applicant should get the conversion done by the competent authority and obtain the completion certificate as confirmation.

e. The Sewage Water from the applicants' land should not let into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicants and as well as the construction of the sewerage line.

f. At any cost, sewage / Sullage should not be let into channel, and the garbage, 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 applicants' responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Developer or the authorized person and the applicant should be aware of the same.

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 applicant shall not be eligible for any further consideration.

(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 TANGDECO 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 / TSG / E NOC. 3898/THIRUNINRAVUR VILLAGE / 6019 / 2025 /

DATED:21.07.2023 AND SHALL 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
 PROPOSED ROAD
 EXISTING ROAD
 PUBLIC PURPOSE
 PUBLIC PURPOSE
 CHANNEL
 EWS

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

[illegible]

ISO A1 (841.00 x 594.00 MM)

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

APPROVAL CONDITION THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL AUTHORITY CONCERNED	
SCALE 1:800	
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE	
Signature valid	
For (Deputy Planner / Chief Planner / Member-Secretary) Layout Division.	