

TOTAL EXTENT (AS PER PATTA)	:	**25000 SQ.M**
ROAD AREA	:	**6412 SQ.M**
PARK AREA	:	**1900 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**189 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5%AREA : 97.0 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5%AREA : 92.0 SQ.M)		
REGULAR PLOTS (1 TO 90)	:	**90 Nos.**
E.W.S.PLOTS (2496 SQ.M) (91 TO 124)	:	**34 Nos.**
TOTAL NO.OF.PLOTS	:	**124 Nos.**

FILE NO:LAYOUT-L1/12645/2022

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.171/2024, DATED: 08.01.2024, @ SRO REDHILLS.

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/F-10858/NOC-VADAPERUMBAKKAM VILLAGE/2022/ DATED 06.12.2022, 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 filling with proper compaction to the minimum level of (+)7.050m [i.e] 8.25m below redhills trok at FTL as (+)15.300m 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 1.60m to1.320m depending upon the existing land levels. Also, the policants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during food periods
2. The all round pavement level within the site should not be less than (+)7.050m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drainage network 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 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 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
3. The necessary setback distance (Not less than 15m should be provided with in the site especially on Southern side within the site as per site condition as per the norms in existence and as per the rules in force of CVDA (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 future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC From WRD.
4. The applicants should clearly demarcate especially on Southern side the boundary of their land before commencement of any developmental activities in the presence of Revenue 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.
5. The permission granted to the applicants, should not of 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 permissions will be cancelled without any correspondence. Hence the applicants are solely responsible of genuinecy of the documents submitted.
6. The WRD officers should be allowed to inspect the site any time during execution and thereafter, if necessary Advance intimation should be given to the WRD officers concerned before commencement of work.
7. 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.
8. 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.
9. WRD is giving opinion only in connection with the inundation aspect and dose 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.
10. The sewage water from the applicant land should not be 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 channel/river/ tank at any cost.

At any cost sewage /sullage should not be let into river and the garbages debris and construction materials should not be dumped into the channel/river/restricting the free flow of water.

11. The applicant should not object at any time for the maintenance works/ improvement works of the channels which are proposes 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/ improvenert /development works as per Revenue records [FMB] which are proposed to be carried out by WRD in future periodically.
12. The applicants should not construct any cross masonry across the river without prior permission of WRD.
13. If any damaged occurred to channel /River/retaining wall it should restored to its original standards as per field Engineer's direction at applicants own cost.
14. Regarding drainage network purely dealt with CMDA or local body who maintaining the Micro drains and whereas WRD is dealt with CMDA or local body who maintaing the Micro drains and whereas WRD is dealt with macro drains only. Hence, the drainage network has to decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

The owner of the document received from the applicants in respect in 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 d as w as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BYPWD IN THEIR LETTER NO.DB/TS(3)/F-10858/NOC-VADAPERUMBAKKAM VILLAGE/2022/ DATED:06.12.2022 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THECOMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

(III) 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.

(IV) TNCDBR 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 CONFERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

(VI) 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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- RIVER
- BUFFER AREA

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 WP(MD) No.8948 of 2019 and WMP (MD) Nos.6913 & 6912 of 2019.

For THE GANDHI NAGAR CO-OP. HOUSING SOCIETY LTD., 3(NC)-484
SECRETARY
OWNER'S SIGNATURE

H. SATHAKUN ROOHI
CMDA Regd. No:LA/Ocl/1/19/067/18
DTCP Regd. No:CGLRGN/RA/Gr-1/2019/12/080
G.C.C. No:RA101302019
Regd.No:CA/2015/67818
Plot No.48, Kamaraj Nagar,
Periya Madhur, Chennai - 600 068.
Ph:9171609007
Email:shreekagdadesigns@gmail.com
LICENSED SURVEYOR

Planning Permit No. / 5738 Dated: 24.01.2024
P.P.D L.O No: 16/2024
APPROVED
VIDE LETTER No.: Layout-L/12645/2022
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos: 5/1, 6/1A.2, 7/1B OF VADAPERUMBAKKAM VILLAGE

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

பெருநகர சென்னை மாநகராட்சி பகுதியாக

திட்ட அனுமதி எண் :PP/LW/DC/NO2/000054/2025
(வளைமனை)

நாள்..17/01/2025.. வரை...017....

ஒப்பளிக்கப்பட்டது

Layout Approved vide No:
LP/LW/DC/NO2/00009/2025
Dt: 17/01/2025

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No:.171/2024.....dated.08.01.2025

2 The public purpose Land for GCC has been Gifted vide Document No.171/2.025..... dated.08.01.2025

3 Splay of 1.5 m x 1.5 m provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.