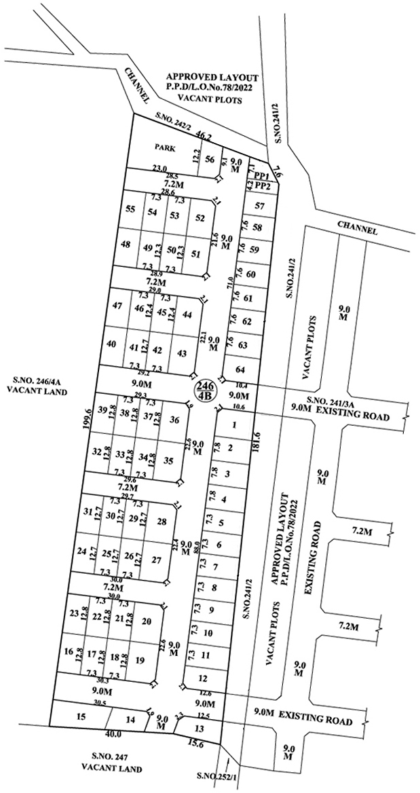

TOTAL EXTENT (AS PER DOCUMENT)	:	9834 SQ.M
ROAD AREA (35%)	:	3405 SQ.M
PLOTTABLE AREA (65%)	:	6429 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	3429 SQ.M
10% OSR CHARGES REQUIRED	:	343 SQ.M
OSR PROVIDED	:	343 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	64 SQ.M
PUBLIC PURPOSE PROVIDED	:	92 SQ.M
(PUBLIC PURPOSE AREA-1 : 50.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 42.0 SQ.M)		
No.OF.PLOTS	:	64 Nos.

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) — TO REFER FINAL LETTER

Technical suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain drains of suitable sizes within the site as per the site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains sewerage treatment plant and its disposal and garbage's/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,

b. Since The Site Exists In Close Proximity With The Channel With The Site The Necessary Setback Distance Should Be Provided Within The Site As Per Site Conditions Along Of The Channel 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-BA2/13.03.2019) during development and their should not be any construction activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD

c. The sewage water from the applicant's 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 Channel/RiverAt Any Cost.

At Any CostSewage/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.

d.The applicants should get clearance certificate for their 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.

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.

Falling 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 what so ever and as well as legal entity.

(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 (MA1 DEPARTMENT DATED 31.1.2020 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 BEOFRE 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 STIPULATE BY WRD IN THEIR LETTER NO. DB/T5(3)/F- NOC 003325/F-NOC/AYALCHERI VILLAGE/ 2326/2024/ DATED:08.05.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V)THE APPLICANT SHALL DEVELOP STILT FLOOR MAINTAINING NO HABITATION BELOW THE MFL AS PER THE WRD REMARKS AND ALSO AS PER THE CONDITIONS OF THE WRD PROPOSED RCC CULVERT TO BE CONSTRUCTED WHILE TAKING UP DEVELOPMENT

(VI) 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-1
- PUBLIC PURPOSE-2
- CHANNEL
- PARK

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

POONAMALLE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 246/4B OF AYALCHERI VILLAGE . (SORANCHERI -A AS PER PATTA)

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

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.

Applicants (Owner / Developer / Power of Attorney)

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) No.[illegible] 2019.

Signature valid

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.12.04 18:56:03

QR CODE

ISO_A1_(841.00_x_594.00_MM)

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