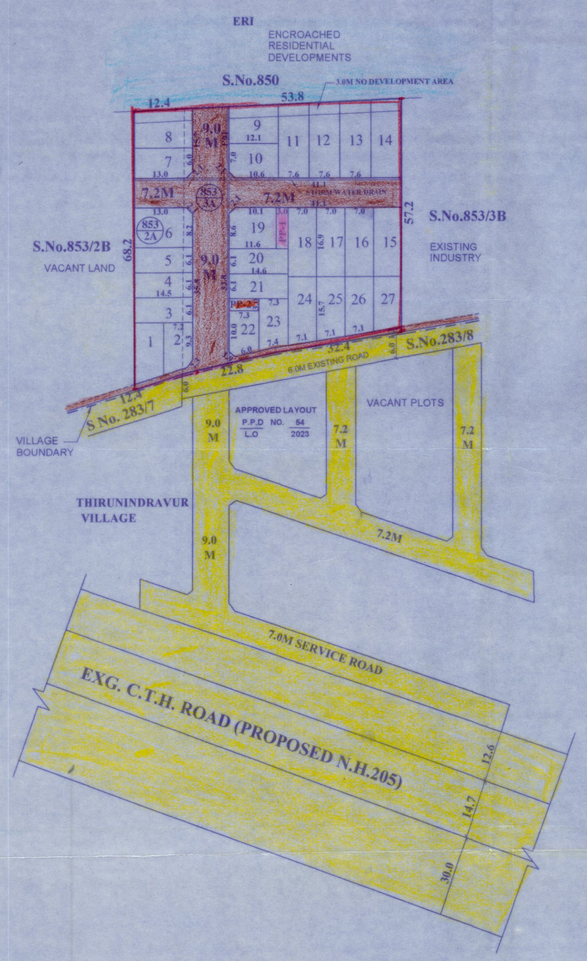
உள்ளாட்சி மன்றப் படி



SITE EXTENT (AS PER DOCUMENT)	:	3898 SQ.M
ROAD AREA	:	1061 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	52 SQ.M

PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 30.0 SQ.M
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 22.0 SQ.M

NO. OF PLOTS	:	27 Nos

FILE NO: LAYOUT-1/0337/2023

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1 (0.5%)
   PUBLIC PURPOSE-2 (0.5%)
   (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 3907/2024, DATED:19.03.2024 @ SRO, TIRUVALLUR JOINT I.

திருவள்ளூர் ஊராட்சி ஒன்றியம்
நத்தமேடு ஊராட்சி மன்றம்
திரு/திருமதி SUMANGALI REALTY REP BY S.RETHAN SHARMA.
என்பவரது கட்டிட அனுமதி.....எண்
எண்ணிடப்பட்டு கட்டிட அனுமதி.....
முதல்..... .....வரை அளிக்கப்படுகிறது.
தலைவர் / செயல் அலுவலர்
நத்தமேடு ஊராட்சி

Planning Permit No. 28/459/2024
APPROVED Dt. 28-06-2024
Subject to the conditions in this office
Valid From..... to.....
Ref No. 1879/2024/B3
COMMISSIONER
TIRUVALLUR PANCHAYAT UNION @IKKADU
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS
GIVEN BY MEMBER SECRETARY, CMDA, CHENNAI - 8.
28/6/24

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)/F- NOC0653 PAKKAM VILLAGE 3781 NATHAMEDU / 2024 / DATED.21.05.2024, 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 (+)35.720m (i.e.,) 2.795m above the crest top level of Pakkam tank as (+)32. 925 to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 1.87m to 1.97m depending upon the existing filed levels also the applicants s should provide emergency pumping operation for the seepage water, if in proposed to have basement floor and as well as dewatering arrangements during flood periods. The all-roundpavement level within the site should not be less than [+] 35.720 m and the regular habitation.n 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 tank S.F.NO.850 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 genuinely of the documents submitted.
4. The WRD officers should be allowed to inspect the site at any time, during execution and there after 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 works / improvement works of the eri, which are 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 I improvement / development works as per Revenue records [FMB],which are proposed to be carried out by WRD in future periodically.
8. The applicants should not construct any cross masonry across/along the eri, without prior permission of WRD. If any damages occurred to the Government eri, the same should be restored to its Original condition at their own cost.

Technical Suggestion:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per site condition, since there is patta channel running within the site. The same should be connected to the local drain/ channel at his own cost, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbage/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 stom water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

b. The necessary setback distance 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 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 should not be dumped into the channel/river/tank at any cast

At any cost, sewage / sullage should not be let into channel/river, 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 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 (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 TANGEDCO 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 / T5(3) /F- NOC0653 PAKKAM VILLAGE 3781 NATHAMEDU / 2024 / 21.05.2024 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)
- ERI

For SUMANGALI REALTY
PROPRIETOR
OWNER SIGNATURE

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.

C.M. SANTOSH KUMAR, B.Arch, Urban Planner
Architect / CA / 2012 / 54444
D.#.46, N.#.109, A-Block, 1st Floor, 3rd Avenue, Anna Nagar, Chennai - 102. Ph: 9176900060
LICENSED SURVEYOR

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

Planning Permit No. 15839 Dated: 07/06/2024
P.P.D / L.O No: 122/2024
APPROVED
VIDE LETTER No.: Layout-1/0337/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

TIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:853/2A & 3A OF PAKKAM VILLAGE (NATHAMEDU AS PER PATTA).

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