Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15556 Date of Permit 19/09/2023

P.P.D / L.O No: 237 / 2023

File No Layout-1/0212/2022

Name of Applicant with Address Thiru G.S. Madhu Harikrishna Reddy, Power Agent on behalf of Revathy and Moorthy No.1, M.M. Ramasamy Street Ashok Nagar, Chennai. 600083

Date of Application 28.10.2022

Nature of Development : Layout/~~Sub-division of Land~~/Building construction/ ~~Charge in use of Land~~/Building

Site Address Proposed laying out of Housesites for the property Composed in S.Nos 595/8A, 601 and 603/1 of Gerugambakkam village, Kundrathur Taluk, Kancheepuram District, Kundrathur panchayat Union limit.

Division No. .....

Development Charge paid Rs. 60,000/- Challan No. B-0023355 Date 03.05.2023

PERMISSION is granted to the layout/~~sub-division~~ of land/building ~~construction/change~~ in use ~~of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY

19/09/2023

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. Layout -1/0212/2022 **Dated:19.09.2023**

To
The Commissioner,
Kundrathur Panchayat Union
@ Padappai – 601301.
Kancheepuram District.

Sir,

Sub: CMDA - APU – Layout Division – Proposal for laying out of house sites for the property comprised in S.Nos.595/8A, 601, and 603/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit - Approved – Reg.

Ref:
1. Planning Permission Application for laying out of house sites received vide reference SBC No. CMDA/PP/Layout-1/0212/2022 on 28.10.2022.
2. This office letter even No. dated 28.11.2022 addressed to the Commissioner, Kundrathur Panchayat Union.
3. This office letter even No. dated 28.11.2022 addressed to the applicant.
4. Applicant letter dated 19.12.2021.
5. The applicant in letter dated 03.02.2022 has enclosed the Commissioner, Kundrathur Panchayat Union letter Rc. No.347/2023/A3 dated 31.01.2023.
6. This office DC advice letter dated 10.04.2023addressed to the applicant.
7. Applicant letter dated 13.04.2023 enclosing the revised layout plan.
8. G.O.(Ms).No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
9. This office revised DC advice letter dated 26.04.2023 addressed to the applicant.
10. Applicant letter dated 03.04.2023 enclosing the receipts for payments.
11. The Principal Secretary to the Government in letter No.6731/UD4(1)/2022-1 dated 28.10.2022.
12. This office letter even No. dated 08.05.2023 addressed to the applicant enclosing the 'A4' size proposed layout plan.
13. Applicant letter dated 21.08.2023 enclosing a copy of the Gift deed for the Road area, Park area and PP 1 & 2 sites registered as Doc. No.7241/2023 dated 18.08.2023 @ SRO, Pammal.
14. G.O. Ms.No.112, H&UD Department dated 22.06.2017.
15. The Secretary (H & UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017

The proposal received in the reference 1st cited for the proposed Laying out of house sites in the land comprised in S.Nos.595/8A, 601 and 603/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit was examined and layout plan has been prepared to satisfy the Development Regulations requirements and approved.

2. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, Chennai Metropolitan Development Authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his application to prove the same. Thus, CMDA primarily considers only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/ they shall have to prove it before the appropriate/competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

3. The applicant has remitted the following charges/fees in the reference 10th cited as called for in this office letter 9th cited respectively:

Description of charges	Amount	Receipt No. & Date
Scrutiny fee	Rs.20,283/-	CMDA/PP/Ch/8916/2022 dated 28.10.2022.
Development Charges	Rs.60,000/-	B-0023355 dated 03.05.2023
Layout preparation charges	Rs.35,000/-	
Regularization charges	Rs.4,05,000/-	
Flag Day Fund	Rs.500/-	

4. The approved plan is numbered as **PPD/LO. No.237/2023 dated 19.09.2023.** Three copies of layout plan and planning permit **No.15556** are sent herewith for further action.

5. You are requested to ensure that roads are formed as shown in the approved plan and before sanctioning and releasing the layout.

6. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment, or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders in the reference 14th & 15th cited.

7. The original Gift Deed registered as Doc. No.7241/2023 dated 18.08.2023 @ SRO, Pammal as in the reference 9th cited is also enclosed herewith as per the provision made in the G.O. in the reference 8th cited and Govt. letter in the ref. 11th cited.

Yours faithfully,

for Member Secretary.

19/9/23

Encl: 1. 3 copies of layout plan.
2. Planning permit in duplicate
(with the direction not to use the logo of CMDA in the layout plan since the same is registered).
3. Original Gift Deed Doc.No.7241/2023 dated 18.08.2023 @ SRO, Pammal.

Copy to: 1. Thiru.G.S.Madhu Hankrishna Reddy
Power Agent on behalf of
Revathy and Moorthy,
No.1, M.M.Ramasamy Street,
Ashok Nagar,
Chennai – 600 083.

2. The Deputy Planner,
   Master Plan Division,
   CMDA, Chennai-8.
   (along with a copy of the approved layout plan).

3. The Superintending Engineer,
   Chennai Electricity Distribution Circle, West,
   Tamil Nadu Generation of Electricity and
   Distribution Corporation (TANGEDCO)
   Thirumagalam @ Anna Nagar,
   Chennai-600 040.
   (along with a copy of approved layout plan).

4. TNRERA,
   CMDA Tower-II, 1st floor,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

5. Stock file /Spare Copy.

8611 × 5 = 43100/-

FILE NO:LAYOUT-6/

TOTAL EXTENT (AS PER PATTA)	:	13250 SQ.M
ROAD AREA	:	3565 SQ.M
PARK AREA	:	975 SQ.M
PUBLIC PURPOSE AREA (1%)	:	99 SQ.M
REGULAR PLOTS (1 TO 81)	:	81 Nos.
E.W.S.PLOTS (1071 SQ.M) (82 TO 94)	:	13 Nos.
TOTAL NO.OF.PLOTS	:	94 Nos.

NOTE

1. SCALE : 1:500 (1:1M)
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

ROAD AREA
PARK AREA
PUBLIC PURPOSE AREA-1
PUBLIC PURPOSE AREA-2
} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.7241/2023, DATED 18.08.2023, at SRO PAMMAL

CONDITIONS

(i) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DR TN/10-GERUGAMBAKKAM/2021 DATED 29.10.2021 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 with proper compaction to the level of (+)15.610m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to ensure the required degree of compaction for an average filling varying from 2.190m to 2.830m depending upon the existing field levels and the vacancy applicant land should be raised to a level of (+)15.610m i.e. 1.51m above the TSM of Adayar river boundary pillar pile top at Tharapakkam village as (+)14.240m).

2. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with side drain and sewerage treatment and its disposal & garbagesanitary and other solid waste management as per norms in existence within the applicants land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unthygienic drainage (i.e treated or untreated) should not be let into the oda course at any cost and the debris and other materials should not be dumped into the oda course 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. There should not be any hindrance to the free flow of internal drain to the downside area. It must be ensured that any treated/ untreated sewage from the applicant property shall never be let into the drain at any point of time.

3. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (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 especially on North & Southern side. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD (WRD).

4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Northern & Eastern side in S.F.No.596 & 602 in the presence of Revenue and PWD/WRD authorities. The applicants should also maintain the measurement of the oda in S.F.No.596 & 602 without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the oda the same should be restored to its original condition at his own cost.

5. The Channel in S.F.No 596 & 602 runs on North & Southern side along the boundary of applicants land should be completely desilted and strengthened by constructing retaining wall on either side including bed lining of the channel up to the applicants' land stretch (upto the stretch) as per the FMB at the applicants own cost.The bed level of the above oda should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover ,the width of entire oda as per Revenue records (FMB) and along the stretch of applicants land should be maintained properly without any change and no encroachments.

6. The Government supply channel in S.F.No 596 & 602 Eastern side abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the oda should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field oda should be maintained. The applicants should provide necessary periodical arrangements for free flow of water through the existing oda in the downside area within the proposed layout site. Also the applicants should de-silt the oda periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land. Also the applicant should provide emergency pumping operation for the seepage water if it is proposed to have basement floor and as well as downpiping arrangements during flood periods.

7. The sewage water from the applicants land should not let into the oda 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 oda at any cost.

The applicants should not dump the garbages/debris in the oda and avoid the sewage water into the oda, etc. At any cost, sewage/sullage should not be let into field oda, and the garbages ,debris and construction materials should not be dumped into the oda restricting the free flow of water

8. The applicants should not object at any time for the maintenance work/improvements work of the oda which are proposed to be carried out by PWD/WRD in future. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvements/ developmental works as per Revenue records (FMB), which are proposed to be carried out by PWD/WRD in future periodically.

9. The proposed RCC small bridge should be constructed by the applicant's own cost only across the oda in Survey No.596 mentioned below of Gerugambakkam village as earmarked in the sketch and the applicants should strictly adhere to maintain the hydraulic particulars of the oda as given below. The applicants should construct the RCC arch bridge size as mentioned in the table below at their own cost for temporary acquisition for three years from the date of agreement. If the applicant's landbroad available on both sides of the oda, this permission is eligible for construction of small bridge. The width of the oda earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the small bridge should be fixed in prsesence of the Executive Engineer concerned only after the existing oda/ original bed level ascertained and restored for flow direction

Hydraulic particulars of RCC small bridge

S. No.	CHANNEL NO.T.S.NO/ S.F.NO	ACCESS TO S.F.NO		PROPOSED BED LEVEL IN M (+)	MFL IN M (+)	MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE	MINIMUM INNER VENT HEIGHT IN M OR BOTTOM LEVEL OF DECK SLAB	WIDTH OF BRIDGE IN M	AREA OF BRIDGE IN SQ.M	NO.OF VENTS ALLOWED
		FROM	TO							
1	596	597/2 (597/3pt AS PER DOCUMENT)	601	TO BE ASCERTAINED BY EXPOSED BELOW LEVEL 7.94M	(+)15.230	22.50+18.80 /2 = 20.65M	4.07M (+)15.810M	7.40+0.60+0.40=8.40M	165.20	3VENT
THE QUALIFIED CHARTED STRUCTURAL ENGINEER PRESCRIBED THE DESIGN FOR RCC BRIDGE WITH PILE FOUNDATION,THE PILE CAP TOP LEVEL SHOULD BE KEPT AT (+)11.410M(i.e.)(+)11.740-0.60M=(+)11.410M AND BED LEVEL (+)11.740M,ALSO, THE PILER SHOULD BE DESIGNED AS SINGLE ROUND COLOUMNS AND SHOULD NOT BE IN THE FORM OF WEARING PIER.								TOTAL	165.20 SQ.M SAY 166 SQ.M	

10. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer (PWD /WRD Kosasthaliyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer ,PWD., WRD., Kosasthaliyar Basin Division, Thiruvallur for monitoring and also completion of RCC small bridge should be reported to the Executive Engineer.

11. The applicant should pay an annual lease rent of Rs.1,52,000/- (Rupees one lakh fifty two thousand only) for occupation of 164 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer ,PWD., WRD., Kosasthaliyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.7,56,000/- (Rupees seven lakh and fifty six thousand only) in advance before the commencement of work. During execution after construction of above RCC small bridge, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.

12. The applicant should pay Service Tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

13. The applicant should execute the lease agreement with the Executive Engineer PWD, WRD, Kosasthaliyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value/Government orders.

14. The applicant should also to pay the caution deposit of sum of Rs.5,00,000/- (Rupees five lakh only) in favour of the Executive Engineer, PWD, WRD., Kosasthaliyar Basin Division, Thiruvallur which will be refunded only after completion of six months based on the certificate from concerned Assistant Executive Engineer of the department stating that the construction work (RCC small bridge and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be recalled fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

15. The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed RCC small bridge and should also be constructed well within the applicants land on either side. Moreover the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

16. The applicants should not claim any privilege on the above leased portion of the land and if the leased portion land to be handed over to this department in original condition.

17. The above proposed RCC small bridge will be the Government PWD/WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (RCC small bridge land, RCC small bridge field side retaining wall abutting the applicant land) and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection

18. The applicants should not carry out any other crossleking masonry structures across the water courses before getting prior permission from PWD/WRD department

19. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail. Otherwise the NOC will be revoked and constructed RCC small bridge will also be removed without any correspondence for which applicants are not entitled for any compensation and as well as legal entity.

20. The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

21. The permission granted to the applicants, should not be altered/modified/changed to any others. Based on the reports submitted by the applicants, the permission is granted. If any documents found to be fabricated/manipulated/fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuinety of the documents submitted.

22. The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation & RCC small bridge permission aspects and does not deliver any rights to the applicants to encroach the PWD/ Government Lands.

23. 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 the presumed site boundaries.

24. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD/ Government Lands. The NOC for their site from the PWD/WRD is purely issued on the basis of inundation point of view and temporary permission for construction of RCC small bridge.

25. The applicants should be proposed last, and suitable foundation should be selected depending upon the soil conditions and the structural design should be obtained from the approved and qualified Structural Engineer for the proposed RCC small bridge. If pile foundation prescribed by the Highways Department, the pile cap top should be at 0.80m below the specified bed level ie(+)11.740m - 0.80 = (+)11.140m. The bottom portion of the bridge should be provided by Curtaining at bed level at their cost so as to protect the erosion in future.

26. The PWD/WRD will not be held responsible for the Structural Stability, safety and soundness of the RCC small bridge proposed by the applicants and PWD/WRD specifically recommend only for inundation point of view and permission for RCC small bridge. The applicants are solely responsible for the structural safety and stability of the proposed RCC small bridge and at any cost, PWD/WRD will not be held responsible for danger and drowning occured for the above proposed construction.

27. During Monsoon periods, the applicants should remove and clear the jungle & weeds. Boating materials etc at their own cost. The applicants should not damage the Government property and cause any inconvenience to common public. All safety measures should be taken without fail.

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 Department Revenue authorities. The specific remarks on inundation and culvert are purely based on technical grounds in respect to the proposed location of land.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and permission for culvert and in this 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 (9) 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

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AFTER A PERIOD OF THREE YEARS IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(III) 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 CONCERNED AUTHORITY NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

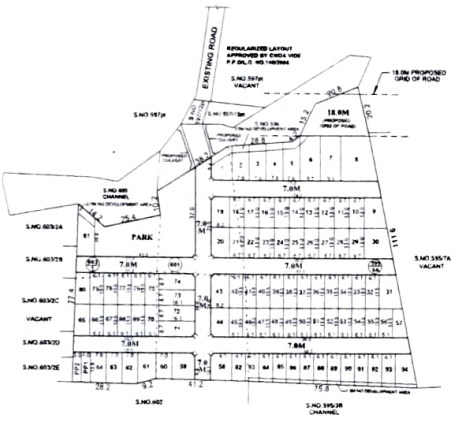
(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DR/TN/10- GERUGAMBAKKAM /2021 DATED 29.10.2021, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
ROAD 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 (ONE TANGEDCO)
EWS
CHANNEL



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 595/8A, 601, 603/1 OF GERUGAMBAKKAM VILLAGE.

SCALE : 1.500 (ALL MEASUREMENTS ARE IN METRE.)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the outcome of the W.P(MD) No.3968 of 2019 and WMP (MD) Nos. 4913 & 4915 of 2019.

CONDITION

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

P.P.D L.O NO: 237/2023

APPROVED

VIDE LETTER NO: LAYOUT-6/ 2021/ 2023

DATE: 19/09/2023

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY