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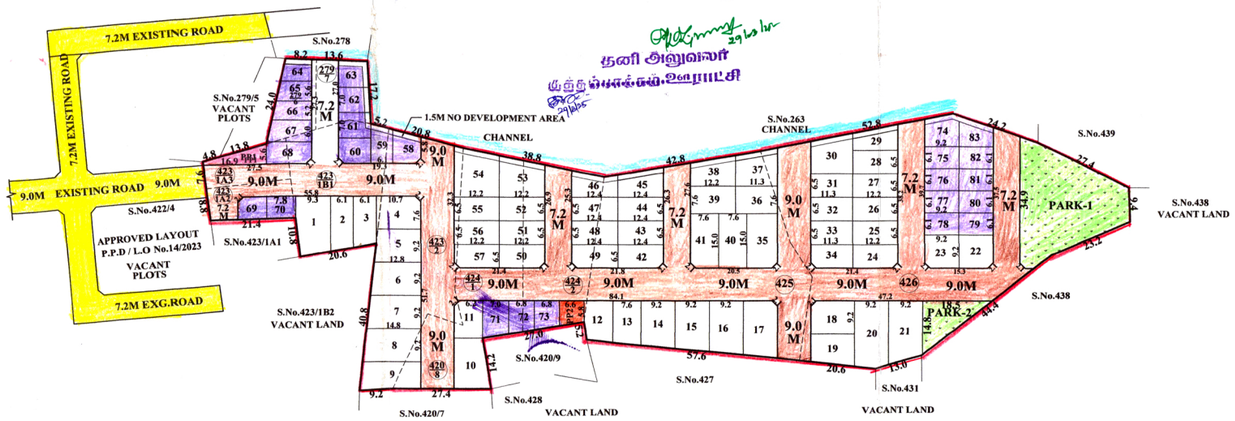
This office D.DIS NO: 912/2025/A2 Forwarded to. Dated : 21.8.2025, Kuthambakkam village panchayat for final approval

COMMISSIONER
PANCHAYAT UNION POONAMALLEE
21.8.25
21.8.25

தீர்த்தம்பாக்கம் உதாரமேனி கிராமத்தின் தேர்வு
எண்ணாயிரம் அறிவாளர் எடுக்கப்பட்டது.

LAYOUT APPROVED
AS PER CONDITION
No. 09/2025
DATE 29-12-2025
VALID UPTO

தனி அலுவலர்
ஊத்துக்கோட்டை ஊராட்சி



FILE NO.L1-0337-2024

TOTAL EXTENT (AS PER DOCUMENT)	:	12450 SQ.M
ROAD AREA (34%)	:	4187 SQ.M
PLOTTABLE AREA (66%)	:	8263 SQ.M
10% OSR REQUIRED	:	826 SQ.M
(PARK -1:690 SQ.M + PARK-2 :137 SQ.M)	:	827 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	83 SQ.M
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA -1: 56 SQ.M) (PUBLIC PURPOSE AREA -2: 42 SQ.M)	:	98 SQ.M
10% E.W.S. REQUIRED	:	826 SQ.M
E.W.S PROVIDED	:	1508 SQ.M
REGULAR PLOTS (1 TO 57)	:	57 Nos.
E.W.S.PLOTS (1508 SQ.M) (58 TO 83)	:	26 Nos.
TOTAL NO.OF.PLOTS	:	83 Nos.

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F- NOC 001118 KUTHAMBAKKAM VILLAGE 001678/2023/ DATED:20.03.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicant's land should be filed with earth filling with proper compaction to the minimum Level of (+) 28.160 m [(i.e) 1.180m above the sill level of Sluice No.6 of Nemam Tank at (+) 26.980m 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 1.010m to 1.400m depending upon the existing field levels. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods

2. The all round pavement level within the site should not be less than (+)28.160 m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel rainwater harvesting, roads with road side drain and sewerage treatment 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 applicant 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 applicant should provide necessary setback distance especially on North within 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 / 13.03.2019) during development. Further, there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4.The applicant should clearly demarcate the boundary of his 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 (FMB)

5.The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the records submitted by the applicant, 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 genuinety of the documents submitted.

6. The 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 WRD officers concerned before commencement of work.

7.The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

8. The sewage water from the applicants 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the River / Eri /Channel / pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel/ Pond, and the garbages, debris and construction materials should not be dumped into the River / Eri / Channel / Pond restricting the free flow of water.

9. The applicants should get clearance certificate for this site from the Revenue department to well as confirming this proposed site boundaries.

10. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD/ Government Lands/river. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.

11. The Field channel stretch in S.F. Nos. 263/2B & 439 which is classified as (Channel) as per Revenue records and abutting the applicant site should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained.The applicants should make necessary periodical arrangements for free flow of water through the existing channel to the downside area along the proposed site. Also the applicants should de-silt the channel periodically and remove the obstruction then and there, without any hindrance for free flow of water at their own cost within the proposed land, even after the completion of project also.

12. The channel courses in S.F. No. 263/2B along the boundary of applicants land should be completely de-silted and re-sectioned by constructing retaining wall on either sides as sell as bed lining concrete of the drain as per the FMB at the applicant's own cost. The bed level of the above course should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover the width of entire drain as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments.

13. The applicant should not object at any time for the maintenance work / improvements work of the channel which is proposed to be carried out by WRD / Local body. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvements / development work as per Revenue records (FMB), which are proposed to be carried out by WRD / Local body in future periodically.

The owner of the document received from the applicant 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO. DB/T5(3)/F- NOC 001118 KUTHAMBAKKAM VILLAGE 001678/2023/ DATED:20.03.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) DEPARTMENT DATED 31.1.2020 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.

(IV)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.

(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-1
- PUBLIC PURPOSE-2
- PARK
- EWS
- CHANNEL

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 279/6, 279/7, 420/8, 423/1A2, 423/1A3, 423/1B1, 423/2, 424/1, 424/2, 425 & 426 OF KUTHAMBAKKAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and VMP (MD) Nos. 6812 & 6913 of 2019.

Signature valid
Digitally Signed by:-
Registered Engineer Grade III:
S.SARAVANAN
Sign Date: 12/31/2024 3:46:55 PM

Applicants (Owner / Developer / Power of Attorney)

ISO_A1_(841.00_x_594.00_MM)

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

Our services go beyond

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
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