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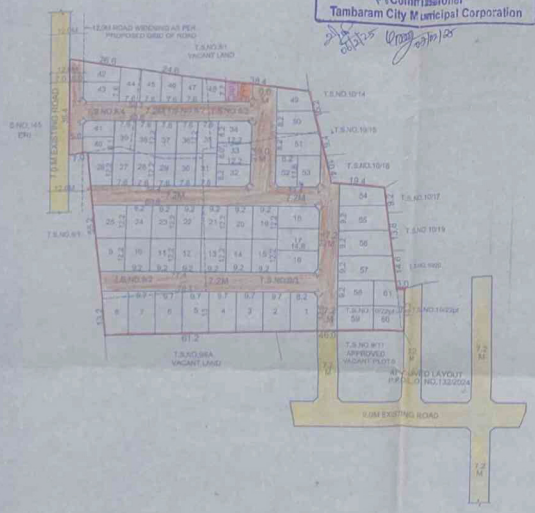
FILE NO:LAYOUT-1/0016/2024

LAYOUT / SUBDIVISION
APPROVED
SUBJECT TO THE CONDITIONS IN
THIS OFFICE LETTER No:
Roc. No - A7192 / 2024 / F1 Date 6.2.25
Commissioner
Tambaram City Municipal Corporation




| | | |
|---|---|---|
| SITE EXTENT (AS PER DOCUMENT & CADD) | : | 9055 SQ.M |
| ROAD AREA | : | 2559 SQ.M |
| PUBLIC PURPOSE AREA (1%) (P.P.S HANDED OVER TO THE LOCAL BODY 0.8% AREA - 68.8 SQ.M) (P.P.S HANDED OVER TO THE TANGEDCO 0.2% AREA - 1.8 SQ.M) | : | 70 SQ.M |
| NO.OF.PLOTS | : | 61 Nos. |

NOTE :
1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
PUBLIC PURPOSE AREA - 1
PUBLIC PURPOSE AREA - 2
WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 11166/2024, DATED 09.09.2024, @ SRO SELAIYUR.

**CONDITIONS:**

**(I) THE FOLLOWING OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5.LETTER NO.DR/TSO/I-003492/F SELAIYUR VILLAGE/16652024 DATED:13.5.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.**

1.The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)11.750m (i.e.) 2.570m above the Crest level of weir wall of Selaiyur Tank is (+)9.180m. To protect the site from inundation during floods. The process of earth filling and compaction should be done to layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from (+)11.46m to (+)11.67m depending upon the existing field levels. Also, the applicants 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. The all road pavement level within the site should not be less than (+) 11.750m and the regular habitation should not be below MFL.

2.The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Localbody and WRD authorities concerned without fail and should not encroach the Government land 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 genuiness of the documents submitted.

4.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.

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 in SF.Nos.66/1 Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7.The applicants should not object at any time for the maintenance work/improvements work of the odai to be carried out by WRD. The applicant should not dump the garbages/debris in the odai and avoid the sewage water into the channel etc. The applicant should given an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records (FMB) are to be carried out by WRD in future periodically.

**TECHNICAL SUGGESTIONS :**

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains i.e. peripheral drain of suitable size not less than 1.00m x 0.90m & lateral of suitable sizes within the site as per the site condition. 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 applicants 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 let into drain/channel 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 landraised to the free flow of internal drain to downstream.

b.The necessary setback distance not less than 3.00m especially on western and southern Side 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.4367/2019-4A2/ 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/garbages should not be dumped into the channel/river/tank at any cost.

At any cost, sewage/sullage should not be let into channel/river, and the garbages, 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 applicant's 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 site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)IN THE 2019 RULE NO. 47(1)(I)

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

(III)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DR/TSO/I-003492/F SELAIYUR VILLAGE 16652024 DATED 13.5.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

(V) 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)

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

RUBY BUILDERS & PROMOTERS
Partner

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD
Director

OWNER'S SIGNATURE

J. CHANDRAMOHAN
Registered Engineer Grade-III
Reg. No. [illegible]
Greater Chennai Corporation
[illegible]

LICENSED SURVEYOR

Planning Permit No. 15921 Dated: 18.9.2024
P.P.D L.O No: 209 / 2024
APPROVED
VIDE LETTER No. Layout-1/0016/2024
DATED
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
CMDA

This Planning Permission issued under New Rule 14(CDR, 2019 is subject to final outcome of the WP(MD) No.8148 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

# TAMBARAM CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos: 8/2, 8/3, 8/4, 9/2 & 9/3 (OLD S.Nos.217/2pt, 218, 219/1 ) AND FUTURE USE PLOT LYING IN APPROVED LAYOUT P.P.D/L.O. No.132/2024 IN T.S.No.10/22pt (OLD S.No.216/23pt) WARD-I, BLOCK No.26 OF SELAIYUR VILLAGE.

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

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# Verified RealEstate™

We're honored to be part of your
real estate journey

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