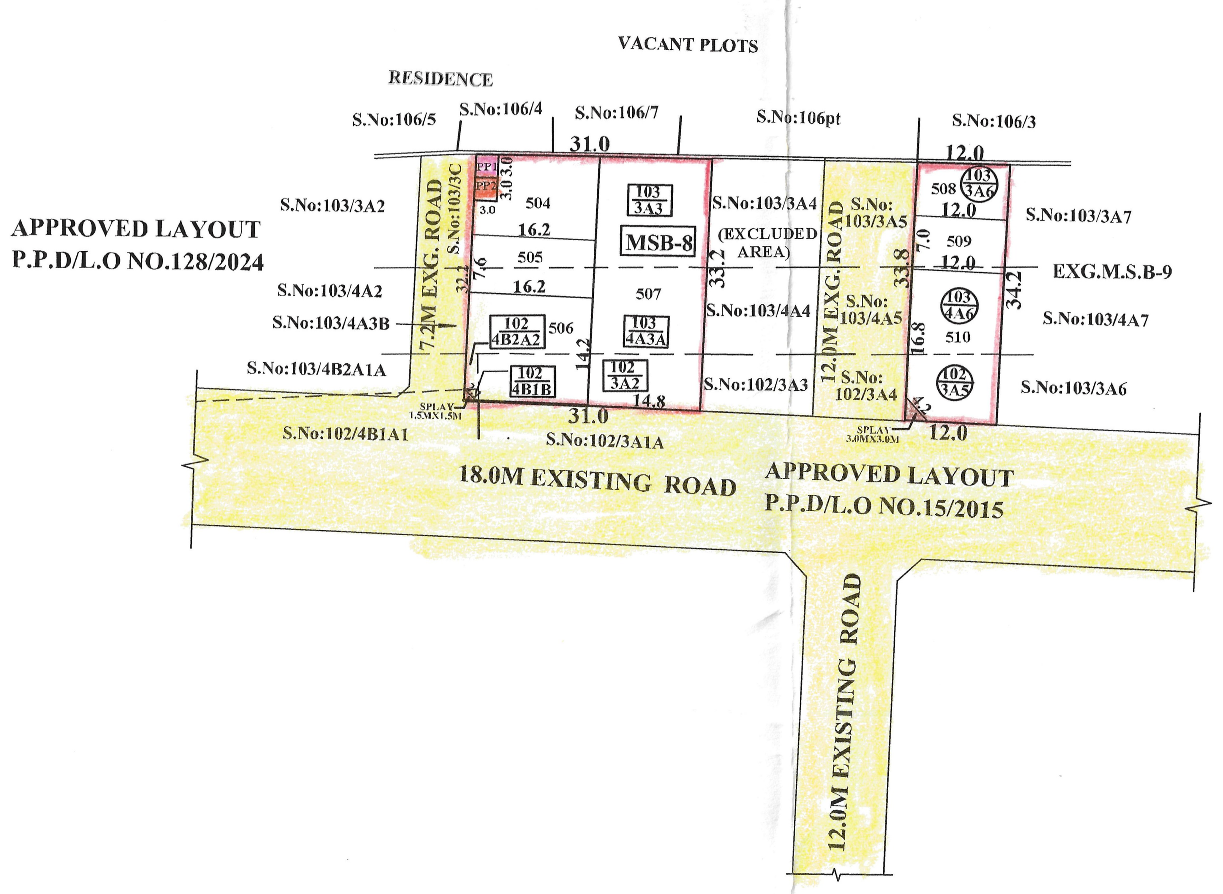
FILE NO.LAYOUT-1-0135-2025

ஒப்புதல் அளிக்கப்படுகிறது

தலைவர்
அகரம்தென் ஊராட்சி

TOTAL EXTENT (AS PER PATTA)	:	1430 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	14 SQ.M
PUBLIC PURPOSE PROVIDED	:	18 SQ.M
PUBLIC PURPOSE AREA-1 : 9.0 SQ.M		
PUBLIC PURPOSE AREA-2 : 9.0 SQ.M		
NO. OF PLOTS (504 TO 510)	:	7 Nos.



NOTE :

1. SPLAY - 1.5M X 1.5M, 3.0 M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(7)/12819/INUNDATION POINT/2013, DATED:25.02.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1) THE EXISTING GROUND LEVEL OF THE PROPOSED SITE UNDER REFERENCE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)10.010M AT SOUTH EAST CORNER, (+)9.70M AT NORTHERN PORTION AND (+)10.300M AT EASTERN PORTION OF LANDS TO AVOID INUNDATION DURING FLOODS.
2) APPLICANT SHOULD ALLOT THE LAND FOR WIDTH OF 14.00M LEADS TO A LENGTH OF 70.80M IN THEIR OWN SURVEY NUMBERS 104 AND 105 FOR FORMATION OF SURPLUS COURSE FOR FREE FLOW OF WATER FROM VENGAMBAKKAM TANK AND CONSTRUCT ACROSS THE SURPLUS COURSE ON THEIR OWN COST AFTER OBTAINING NECESSARY DESIGN FROM THE DEPARTMENT.
3) PROPER STORM WATER DRAINAGE CHANNEL OF SIZE 0.45x0.75M SHOULD BE CONSTRUCTED ALL-ROUND THE SITE AND INTERNAL WHEREVER ITS REQUIRED BY APPLICANT AT THEIR OWN COST AND THIS CHANNEL LINKED WITH THE ROAD SIDE DRAINAGE CHANNEL / SURPLUS COURSE AS SHOWN IN DRAWING FOR DRAIN OUT THE RAIN WATER.
4) IN BETWEEN APPLICANT LANDS, A PRIVATE LAND IS SITUATED IN SURVEY NUMBERS 76/3, 76/5A, 76/5B, 76/9A, 79/10B, 90/2, 95/6B, 104/3, 105/4, 159/2 & 162/12B. HENCE, M/s.SAMEERA FOUNDATIONS PRIVATE LIMITED SHOULD NOT OBJECT THE LAND OWNERS OF SURVEY NUMBERS 76/3, 76/5A, 76/5B, 76/9A, 79/10B, 90/2, 95/6B, 104/3, 105/4, 159/2 & 162/12B TO PASS THRO' THE APPLICANT'S LANDS. APPLICANT SHOULD NOT CONSTRUCT COMPOUND WALL AROUND THEIR LANDS.
5) AS PER THE REVENUE RECORDS, THE EXISTING FIELD CHANNEL FROM SLUICE NO.2 IS RUNNING IN SURVEY NUMBERS 94, 91, 90, 89, 88, 77, 76, 63, 64 & 171 THROUGH THEIR PATTA LANDS ONLY. APPLICANT SHOULD BE MAINTAINED CHANNEL AS PER REVENUE RECORDS IN THEIR OWN LAND FOR IRRIGATING EXISTING LOWER DOWN AYACUT OF VENGAMBAKKAM TANK AND ALSO APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL, AND CONSTRUCT MASONRY FIELD CHANNEL FROM SLUICE NO.2 RUNNING IN THIS LAND UPTO THEIR NORTH BOUNDARY, ON THEIR OWN COST WITH THE SUPERVISION & DESIGN OF THE WRD OFFICIALS.
6) NECESSARY CROSS MASONRY STRUCTURES ACROSS THE SURPLUS COURSE IN SURVEY NUMBERS 104 & 105 AND FIELD CHANNEL SHOULD MADE IN THEIR OWN COST.
7) THE PROPOSED SITE SHOULD BE PROTECTED WITH FLOOD PROTECTIVE ARRANGEMENTS AROUND TO SAFEGUARD THE HUMAN LIFE DURING FLOODS.
8) APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT THEIR OWN COST.
9) NO ENCROACHMENT ACTIVITIES SHOULD BE DONE IN THE EXISTING SURPLUS COURSE LAND. THANGAL LAND, ERI ULVOY LAND AND KULAM LAND LIES IN APPLICANT'S LANDS. NECESSARY DEMARCATION SHOULD BE DONE THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF WRD OFFICIALS AND APPLICANT SHOULD FIX THE BOUNDARY POSTS OF SIZE 0.15x0.15x1.50M.
10) THEIR SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER IN THE ABOVE NOTED SURPLUS COURSE AND FIELD CHANNEL.
11) ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICIALS CONCERNED BEFORE THE COMMENCEMENT OF THE WORK.
12) APPLICANT SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVALS OF OBSTRUCTIONS IF ANY FORM WITHIN THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED AND ENSURES FREE FLOW.
13) APPLICANT SHOULD ALLOW THE WATER RESOURCES DEPARTMENT OFFICIALS TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
14) APPLICANT SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE DRAIN AS AND WHEN REQUIRED.
15) APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT FROM TIME TO TIME.
16) AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS BY APPLICANT AT THEIR OWN COST.
17) THE WATER RESOURCES DEPARTMENT HAVE EVERY RIGHT ADDRESS THE CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION PROPOSAL IN CASE OF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THAT EVENT, APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO.T5(7)/12819/INUNDATION POINT/2013, DATED:25.02.2013 . AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) 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.

(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 SPLAY AREA OF 1.5MX1.5M, 3.0MX3.0M HAVE TO BE GIFTED TO LOCAL BODY AT THE STAGE OF OBTAINING PLANNING PERMISSION FOR BUILDING.

(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

◉ **PLOT NO.461TO503 ALREADY ASSIGNED IN THE APPROVED LAYOUT VIDE P.P.D/L.O.NO.128/2024.**

LEGEND:

- SITE BOUNDARY
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

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

ST.THOMAS MOUNT PANCHAYAT UNION

SUB DIVISION OF MSB SITE No.8 LYING 1N APPROVED LAYOUT P.P.D/L.O.No.15/2015 INTO RESIDENTIAL PLOTS IN S.Nos.102/3A2, 102/3A5, 102/4B2A2, 102/4B1B, 103/3A3, 103/3A6, 103/4A3A & 103/4A6 OF VENGAMBAKKAM VILLAGE.

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

For SAMEERAA FOUNDATIONS PVT LTD
Authorised Signatory

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Sign Date: 07/18/2025 6:59:07 PM

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A1_(841.00_x_594.00_MM)

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