

FILE NO LAYOUT-1 (07/1/2007)

NOTE:

1. SPLAY-1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ☐ ROAD AREA WAS HANDLED OVER TO THE LOCAL BODY VIDE GFT DFD DOCUMENT NO 245/2024, DATED: 11.01.2024, @ SRO PAMMAL

CONDITIONS

(17) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DT/507F-NOC/023 CHE/GAMBARELLAN VILLAGE, 05/10/2021 DATED 24/07/2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- The applicant land should be filled with quick filling with proper compaction to the minimum level of +0.15-0.20m (i.e., 1.70m above the datum of TBM Aduke River at Thiruvananthapuram Village 16°14'24.00N). Protect the site from inundation during floods. The process of quick filling and compaction should be done in layers or not more than 0.30m depth to achieve optimum degree of compaction for the depth from 0 to 1.70m. The Government will provide appropriate pumping operations for the surplus water generated by the filling operation as well as dewatering arrangements during flood periods. The all round pavement level will be +0.15-0.20m.
2. The proposal must clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned with the area and should not encroach the Government Land / water body and the same has to be maintained as it is. Refer the Response records
3. The permission granted to the applicants should not be used for any unaffiliated change in the land use pattern. Hence if any correspondence by the applicants, the Government reserves the right to take / manipulate / fabricated in future the above permission will be cancelled without any compensation. Hence the applicants are solely responsible of genuineness of the documents submitted.
4. The WRD officers should be allowed to inspect the site at any time; during excavation and thereafter, if necessary. Advance intimation should be given to the WRD officers whenever construction work is going on.
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 option only in connection with the irrigation project and does deliver any rights to the applicants to encroach the WRD / Government Lands / river. The NMC for this purpose shall be decided by the Government of India, Ministry of Agriculture, Department of Agriculture, Technical Services Division.

Technical Segments

A. The applicants should prepare the layout proposal by considering the suitable internal water drainage network, drain or micro drains and lateral drain of suitable size within the site as per site condition. The same should be connected as to the local drain, channel, natural harvesting, roads with road side drain and proper treatment plant and its disposal and garbage/solid waste and other waste treatment or norms in evidence upon the applicants' land according to existing rules in force and should get approval from competent authority without delay.

B. The water or any unhygienic drainage (Urinal or Urine) should not be let into drain / channel / course at any point and the other water 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 storm water drainage channel. There should not be any hindrance to the free flow of internal drain to sewerage.

b. The necessary setback distance should be provided suitably for the site as per the consideration 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-24 vide No. 4067/2014-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 NoR from WRD.

c. The applicants should get clearance certificate for the 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 proposed site boundaries.

d. The sewage water from the application land should be collected 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 and garages should be kept away from the channel/river bank at any cost.

At any cost, sewage / effluent should not be allowed to pollute 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 *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 *Disposal and Response* authorities. The specific remarks on foundation are purely issued on technical grounds in respect to the physical features

Failing to comply with any of the above conditions shall constitute grounds for withdrawal of the Technical opinion on foundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever for the work already done.

THE LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED ABOVE IN THEIR LETTER NO.0370-2022/23 DATED 24.07.2023 AND SHALL OBTAIN A LETTER FROM THE ADO CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) TNCI-BR-2019, RULE NO: 47 (II)

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) 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 FOR THE DISTRICT IN WHICH THE BUILDING IS LOCATED.

LEGEND:

-  SITE BOUNDARY
 ROADS GIFTED TO LOCAL BODY
 EXISTING ROAD
 CHANNEL

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

This Planning Permission issued under New Rules
TNCDBR, 2019 is subject to final outcome of the
W.R.(MD) No.6948 of 2019 and WMP (MD)
Nos. 4012 & 4013 of 2019.

KUNDRATHUR PANCHAYAT UNION
SUB DIVISION OF HOUSE SITES IN S.No: 506/2 OF GERUGAMBAKKAM VILLAGE.
SCALE: 1:1000 (ALL MEASUREMENTS)

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

OWNER'S SIGNATURE

H. SATHAKUTHI ROOHI
CMDA Regd. No: RA/Gs. /1719/05/218
DTCF Regd. No: CO/GRN/RA/Gs. /12019/12/060
G.C.C. No: RA/101362019
Regd. No: CA/2015/37618
Plot No. 48, Kemara Nagar,
Periya Mathur, Chennai - 600 068.
Ph: 9177609007
Email: shreekapaladesigns@gmail.com

LICENSED SURVEYOR

Planning Permit No. 15744	Project 31	City	Year
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P.P.D	No: 22
L.O	2024

APPROVED

VIDE LETTER No: LAYOT-1 / 9271 / 2023
DATED :

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

△ CMO