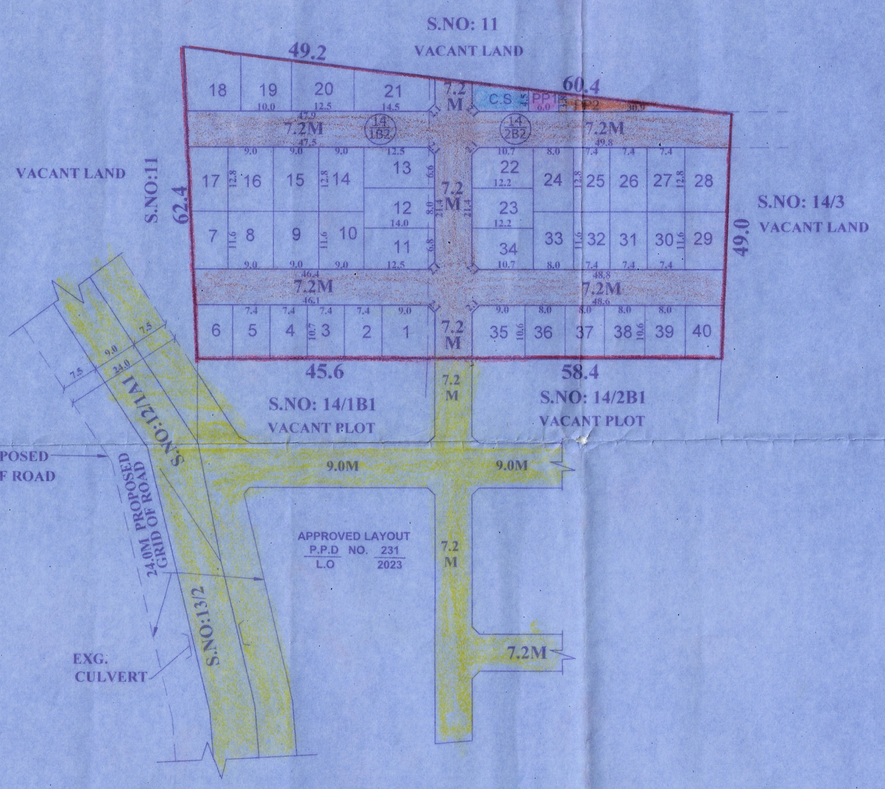
FILE NO: LAYOUT-1/0317/2023

SITE EXTENT	(AS PER DOCUMENT)	:	5868 SQ.M
ROAD AREA		:	1845 SQ.M
PUBLIC PURPOSE PROVIDED (1%)		:	83 SQ.M
	(1) HANDED OVER TO THE LOCAL BODY (0.5%) = 25.0 Sq.m		
	(2) HANDED OVER TO THE TANGEDCO (0.5%) = 58.0 Sq.m		
NO. OF PLOTS		:	40 Nos
CONVENIENCE SHOP SITE		:	1 No

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1
   PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:856/2024,DATED:09.02.2024 @ SRO,TAMBARAM JOINT 1.



CONDITIONS

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F- 3954 KASPAPURAM VILLAGE 5484 / 2023 / DATED. 14.07.2023, OBTAINED FOR FILE NO. LAYOUT-1/0103/2023 APPROVED LAYOUT NO.PPD/LO No.231/2023, 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 filling with proper compaction to the minimum level of (+)13.150 m i.e 2.250m above the FTL of Agaramthen crest level of Weir body wall as (+)10.900m 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 m depth to achieve required degree of compaction for the depth from 1.400m to 1.820m 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 round pavement level within the site should not be less than (+)13.150m.
2. The applicants should clearly demarcate the boundary of their 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.
3. The permission granted to the applicants, should not be altered / modified/ change 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 genuinety 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 giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

Technical Suggestion:

a). The applicant should provide necessary setback distance 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/ 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.

b). The applicants' lands are seems to be Ryotwari land which would be classified as Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. 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.

c). The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and 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 channel / river at any cost.

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

d) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains as peripheral drain of size not less than 0.90 x 0.60m and lateral drains of suitable size as per site condition within the site and the same should be connected to local drain rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel 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/drain.

e) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of peripheral drain of size not less than 0.90m x 0.60m & lateral of suitable sizes and the same should be connected to the local drain/channel, rainwater harvesting 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 owner of the document received from the applicants 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 sued or technical grounds in respect to the physical location of land.

Fling 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 applicants shall not be eligible for any compensation what so ever and as well as legal entity.

(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 (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.

(III) 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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) /F. 3954 KASPAPURAM VILLAGE 5484 / 2023 / 14.07.2023 OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CONVENIENCE SHOP

A Vimala Bohur

OWNER SIGNATURE

LICENSED SURVEYOR

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

Planning Permit No: 15759 Dated: 21/02/2024

P.P.D
L.O No: 37/2024

APPROVED

VIDE LETTER No.: Layout-1/0317/2023

DATED :

23/02/2024

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

ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 14/1B2 & 2B2 OF KASPAPURAM VILLAGE

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