

TOTAL EXTENT (AS PER DOCUMENT) : 3157 SQ.M
ROAD AREA : 732 SQ.M
PUBLIC PURPOSE AREA (1%) : 30 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 15 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 15 SQ.M)
REGULAR PLOTS (1 TO 19) : 19 Nos.
E.W.S. PLOT (42 SQ.M) : 1 No.
TOTAL NO.OF.PLOTS : 20 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
 3. ROAD AREA
PUBLIC PURPOSE AREA-1
PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.10981/2021, DATED:23.11.2021 @ SRO PAMMAL.

CONDITIONS :

THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO T5(3)/F-NOC GERUGAMBAKKAM/2022/DATED:03.02.2022 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 filled with earth with proper compaction to the level of (+)17.060m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling 1.52m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)17.060m (i.e 2.82m above TBM of Adyar river boundary pillar pile top at Tharapakkam village as (+)14.240m). The all round entire pavement level should not be less than (+)17.060m.
2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral) rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.
The sewage or any unhygienic drainage (i.e treated or untreated) should not be let into the channel course at any cost and the debris and other materials should not be dumped into the channel course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of internal drain to the downside area. It must be ensured that any treated / untreated sewage from the applicant property shall never be let into the channel at any event of time.
3. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (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 along the channel and there should not be any construction in setback area. 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 especially on the Northern side in the presence of Revenue and WR authorities. The applicant should also maintain the measurement of the channel in S.F.No.333/2 without any encroachments and should be maintained as per Revenue records (FMB). The channel width should not be reduced further in future. If any damages occurred to the channel, the same should be restored to its original condition at his own cost.
5. The Channel in S.F.No.333/2 runs on Northern side along the boundary of applicant's land should be completely desilted and re sectioned by constructing retaining wall on either sides including bed lining of the channel upto the applicant's land stretch (upto the stretch as per the FMB at the applicant's own cost. The bed level of the above channel should be maintained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.
6. The Government supply channel in S.F.No.333/2 Northern side abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicant at his 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 applicant should provide necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and there, without any hindrance for free flow of water at his own cost within the proposed land. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during flood periods.
7. The sewage water from the applicant's land should not let into the channel 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 channel, at any cost.
The applicant should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.
8. 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. The applicant should give 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), which are proposed to be carried out by WRD in future periodically.
9. The applicant should not carry out any other cross/along masonry structures across the water courses before getting prior permission from WRD department.
10. 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.
11. 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 applicant is solely responsible of genuineness of the documents submitted.
12. 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. WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the WRD / Government Lands.
13. The applicant 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.
14. The plan marked channel or bye-mass channel or patta channel is running in between S.F.No.333 - on East & S.F.No.332 - on West mentioned in village map whereas in FMB & A Register which is not found as per Revenue records. Hence the applicant should restore and maintain the plan marked channel within the site as peripheral drain in order to avoid any inundation in future.

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 and culvert are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicant 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 (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 BEFORE 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 (MA1) 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER No.T5(3)/F-NOC GERUGAMBAKKAM/2022/DATED:03.02.2022 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND :

- | | |
|---------------------------------------|-------------------------------------|
| SITE BOUNDARY | PUBLIC PURPOSE-2 GIFTED TO TANGEDCO |
| ROADS GIFTED TO LOCAL BODY | EWS |
| EXISTING ROAD | CHANNEL |
| PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY | NO DEVELOPMENT AREA |

ஒப்புதல் அளிக்கப்படுகிறது

மனைபிரிவு / கட்டிடம்

அரசு ஆணை எண்: 255 / 18.8.97ல் உள்ளிட்ட இலாபத்தில் கண்டுள்ள இவ்வலுவலக உத்தரவு எண்: ம.ப. 112/2023-24 நாள்: 1.02.24 ல் கண்டுள்ள நிபந்தனைகளுக்குட்பட்ட வரையிடம் ஒப்புதல் அளிக்கப்படுகிறது.

(24)

ச.சுப்பிரமணியன்
தலைவர் / செயல் அலுவலர்
தெருக்காக்கம் ஊராட்சி
சென்னை - 600128.

1.02.24

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.

CONDITION:

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

P.P.D
L.O NO : 54
2022

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0136 / 2021
DATE : 04 / 05 / 2022

சென்னை
FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No. 333/1B OF GERUGAMBAKKAM VILLAGE.

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