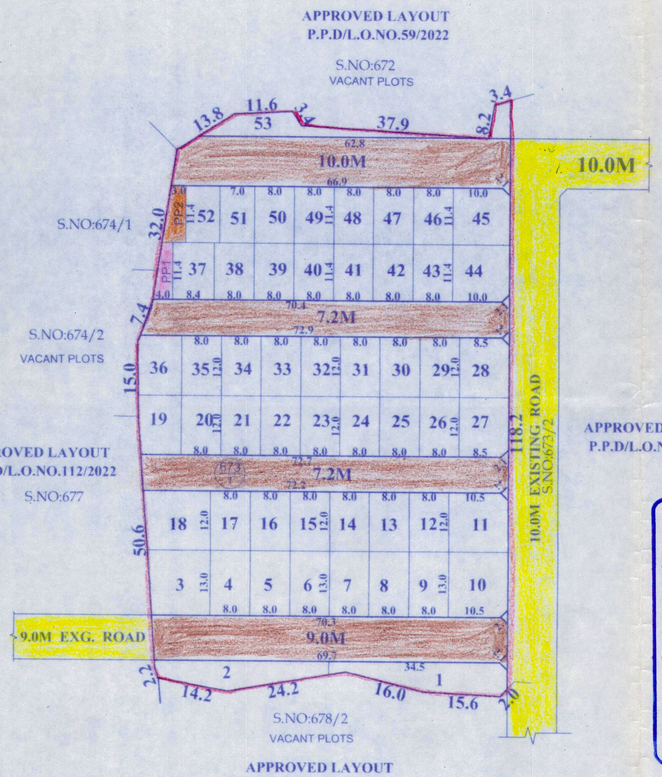
உள்ளாட்சி மன்றப் படி



LA.No. 4/8025-26
D. Dis No. 4295/2024
Dated. 19/12/2025
APPROVED
Subject to the conditions laid down in the proceedings enclosed
இரா.அமர்
COMMISSIONER
Kundrathur Municipality
Chennai - 600 069.
19/12/25

நிபந்தனை

கடைபிடிக்க வேண்டிய நடைமுறைகளில் தவறுகள் நிகழ்ந்திருக்கின்றன என்றோ அல்லது தவறான தகவல்கள் அளிக்கப்பட்டமை, உண்மைகளைத் திரித்துக் கூறியமை, ஏமாற்றியமை மற்றும் இவை போன்ற பிறகாரணங்களினால் ஒப்புதல் அளிக்கப்பட்டிருக்கிறது என்றோ உணர்ந்தால் வழங்கப்பட்ட அனுமதியை முற்றிலும் நீக்கவோ அல்லது மாற்றி அமைக்கவோ ஆணையாளருக்கு முழு அதிகாரம் உண்டு என்ற நிபந்தனையுடன் ஒப்புதல் அளிக்கப்பட்டது.

இரா.அமர்
ஆணையாளர்
குன்றத்தூர் நகராட்சி

19/12/25

FILE NO : LAYOUT-1/0106/2024

SITE EXTENT (AS PER PATTA)	:	**8090 SQ.M**
ROAD AREA	:	**2380 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**79 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 35 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 44 SQ.M)		
NO. OF PLOTS	:	**53 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.17609/2024, DATED:14.10.2024, @ SRO KUNDRATHUR.

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-I - KUNDRATHUR -B VILLAGE -II / 2020 / M / 12.11.2020, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

I. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 22.100. (I.E 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+) 21.500M ABUTTING THE PROPOSED SITE)

2. THE ALL ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+) 22.100M. THE APPLICANT SHOULD PROVIDE ALL ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER CHANNEL / DRAINS.

3. THE APPLICANT SHOULD TAKE PROTECTIVE MEASURES TO AVOID ENTRY OF STORM WATER FROM THE ROAD.

4 THE SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE CHANNELS AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.

5. THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.

6.THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE DEBRIS & GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMILNADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENT CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY WATER BODIES.

7.THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT WATER BODY LAND AND CLEARLY DEMARCATE THE BOUNDARIES BEFORE STARTING DEVELOPMENTAL ACTIVITIES.

8. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/ WRD FROM TIME TO TIME

9. THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED / MODIFIED / CHANGED TO ANY OTHERS.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/ WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. LETTER NO.DB/T5(3) / F - I- KUNDRATHUR -B VILLAGE-II / 2020 / M / 12.11.2020, 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 (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)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

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)

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.

For URBAN TREE REAL ESTATES LLP

PARTNER / AUTHORISED SIGNATORY

OWNER SIGNATURE

I. ARIVAZHAKAN RAJ, D.C.E., B.Tech.,
Registered Engineer Grade-III
DTCP Registration No. TVLR/RE/Gr-III/2019/08/017
CMDA Registration No. RE/Gr-III/19/04/107
Off: SAI GREEN ASSOCIATES
238/5, Rohini Flats, J.N. Road,
Anna Nagar (W) Extn., Chennai-600 101.
Ph: 044 - 35746037, Mobile : 7299989915

LICENSED SURVEYOR

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

Planning Permit No. 15955 Dated: 28.10.2024
P.P.D
L.O No: 237/2024
APPROVED
VIDE LETTER No.: Layout-1/0106/2024
DATED :
29/10/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KUNDRATHUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No.673/1 OF KUNDRATHUR - B VILLAGE.

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