

NOTE :-

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

☐ ROAD AREA	} TO REFER FINAL LETTER
☐ PUBLIC PURPOSE AREA - 1	
☐ PUBLIC PURPOSE AREA - 2	

(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.004539 SHOLAVARAM VILLAGE / 005756/2024/DATED 01.08.2024, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size not less than within the site as per the site conditions and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbage/debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials 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 downstream.

- b. The necessary setback distance should be provided within the site along the channel abutting 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 No. 1367/2019-P&D-Dated: 13.07.2019) 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.

d. The sewage water from the applicant land should not let into the drain 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

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

The applicant further provided only manuscript A (Register of Karnataka Vidya authorized by village administrative officer Karnataka dated 01.07.2024 & 18.07.2024, wherein it is found that there is contradiction in S.F.No.67 (S.F.No.67 sub div. 67.1, 67.2 classified as private patta for land dated 01.07.2024, where in S.F.No.67 classified as government owned land dated 18.07.2024) and other S.F.No.62 private patta for land dated 18.07.2024 and S.F.No.62 private patta for land dated 18.07.2024, 119 as vandipatti (c) S.F.No.116 to 121 classified as sarkar poramboke in Karnataka village. Hence the CMDA and Revenue department should verifying and ensure & confirm that the government lands and encroached by the private or local body by forming road. If any violations of Rules and court judgments. WRD will not be held responsible for the above subject. The authorities concerned should restore the channel vide G.O.788&1UD

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 issued on technical grounds in respect to the physical location of land.

Failing 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 whatsoever 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 (MAJ) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020.

ONE FIFTY PERCENT (50%) OF THE ABOVE EXISTING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR PUBLIC PURPOSE. WITHIN THE ABOVE CEILING 50% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND ANOTHER 50% OF AREA SHALL BE TRANSFERRED TO THE TANGDODI OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(IN/NTX/ENG-2019, RULE NO. 47) (IN G.O.Ms.No.18/MAWS DEPARTMENT DATED 04.02.2019) & AMENDMENTS APPROVED IN G.O.Ms.No.16/MAWS (MAD) 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 PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

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.DB/TS(3)F.004539 SHOLAVARAM VILLAGE / 005756/2024 DATED.01.08.2024, 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

☐ SITE BOUNDARY
☐ PROPOSED ROAD
☐ EXISTING ROAD
☐ PUBLIC PURPOSE-1
☐ PUBLIC PURPOSE-2
☐ EWS
☐ CHANNEL.



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

Signature valid

Signature valid
Digitally Signed by:-
Registered Engineer Grade III:
S.SARAVANAN
Since Date: 05/01/2025 6:55:54 PM

Gift Deed Number	
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PROVINCIA DE BUENOS AIRES

PREV_PERM_NO	

SCALE 1:800

[illegible]

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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Signature valid

Digitally Signed by:
 Developer's Name: S. K. Kulkarni
 Page Code: 30/09/2025 2:25:42
 Login ID: C:\BPS\BPS-2025-09-30
 Approval File: C:\BPS\BPS-2025-09-30
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For (Deputy Planner / Chief Planner / Member-Secretary):
Layout Division,

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