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FILE NO.L1/6263/2023

மனைப்பிரிவு / மனை உட்பிரிவு
அனுமதி எண்..... 68 நாள்... 17/5/24
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ. எண்... 15748 / 6.2.2024
தலைவர்
அகரம்தென் ஊராட்சி

உள்ளாட்சி மன்றத் படி




| | | |
|---|---|---|
| TOTAL EXTENT (AS PER DOCUMENT) | : | 59933 SQ.M |
| ROAD AREA | : | 17442 SQ.M |
| PARK AREA | : | 4389 SQ.M |
| PUBLIC PURPOSE AREA (1%) | : | 429 SQ.M |
| ( P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 214 SQ.M ) | | |
| ( P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 215 SQ.M ) | | |
| REGULAR PLOTS (1 TO 267) | : | 267 Nos. |
| E.W.S. PLOTS (4605 SQ.M) (268 TO 333) | : | 66 Nos. |
| TOTAL No.OF.PLOTS | : | 333 Nos. |
| SHOP SITE | : | 1 No. |

**NOTE:**

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.175/2024, DATED: 11.01.2024, @ SRO TAMBARAM JOINT 1

**CONDITIONS:**

**(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / T5(3)/ - NOC 000179 AGARAMTHEN 002108 VILLAGE/2023/ DATED:30.03.2023. WHICH 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 filling with proper compaction to the minimum Level of (+) 12.400m (i.e.1.500m above F.T.L. of Agarm Tank which is (+) 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 metre depth to achieve required degree of compaction for the depth from 0.740m to 1.38m depending upon the existing field levels. Also, the applicant 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.
2.The all round pavement level within the site should not be less than (+)12.400m The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site (ie.,pheripheral drain of size not less than 2.00m x 1.5m and lateral drains of suitable size within the site as per condition), The same should be connected to the local drain/channel, site as per condition). The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal and garbages/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 Eri /Channel/course at any cost and the debris and other materials should not be dump/surplus course obstructing free flow of water. The applicant should make drainage network, at his 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.
3.Since, the site exists in close proximity with the Water Bodies, the necessary setback distance (not less than 3m) should be provided within the site 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 / 13.03.2019) during development especially on North and no construction activities are to be executed in the setback area in future also. Th 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 WRD authorities.
5.The permission granted to the applicant, should not be altered/modifies/ 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 genuinety of the documents submitted.
6.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.
7.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 bot State &Cental Government from time to time.
8.The applicant should get clearance certificate for his 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.
9.The sewage water from the applicant's 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Eri at any cost.
At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the Eri restricting the free flow of water.
10. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands / river. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.
11.The applicant should not object at any time for the maintenance works / improvement works of the channels which are 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.
12. If any damaged occurred to Government property. it should restored to tis original standards as per field Engineer's direction at applicants own Cost.
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 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR OBTAIN A LETTER NO. DB / T5(3)/ - NOC 000179 AGARAMTHEN 002108 VILLAGE/2023/ DATED:30.03.2023 FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE 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 (MAI) 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 INRESPECT 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 ELCTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(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.
IN EVERY PLOT.

**LEGEND:**

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- PARK GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- EWS
- SHOP
- ERI

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.6943 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For SK DEVELOPERS
Managing Partner
OWNER SIGNATURE

G. sivasankari
Mrs. G.SIVASANKARI
Registered Architect
Gr-II (RA)
RA/Gr-II/19/03/002
38/74, Bazullah Road,
T.Nagar, Chennai-600 017,
Ph: 28344962 / 28344837
LICENSED SURVEYOR

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

Planning Permit No. 15748 Dated: 6.2.2024
P.P.D L.O No: 26/2024
APPROVED
VIDE LETTER No.: Layout-1/0263/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

# ST.THOMAS MOUNT PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.Nos: 254/1,2A,2B, & 254/3A OF AGARAMTHEN VILLAGE.

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



## our services doesn't just end there

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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