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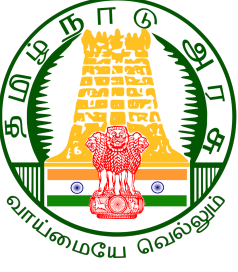
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DIRECTORATE OF RURAL DEVELOPMENT

Layout Application - Final Approval Letter

Roc No: N.K.a.01/2025

Date: 06/06/2025

From:

Village Panchayat President

Perumal Koil Street, Tharapakkam Chennai 600 128.

To :

M/S. VGN Homes Pvt.Ltd,
Thiru.B.R.Nandakumar,
GPA on behalf of M/s. VGN Builders(Pvt) Ltd,
No.333, Poonamallee High Road,
Amaidakara, Chennai-600029.

Online Application Number:

CMDA/PP/LAYOUT-1/0153/2024

Sir/ Madam,

Sub :

Layout Approval-CMDA/PP/LAYOUT-1/0153/2024

Ref :

Layout Approval for the lands comprised in Survey No-246/1, 247/8A, 8B, 9A, 9B, 10, 11, 12, 13, 14, 15, 16A, 16B, 17, 18, 255, 256/1, 2, 257/1A&2A of Tharapakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union.

Body:

Layout Approval For 102 Plots of Total Extent 17,750 SQ.M, Excluding Encroachment Area-223 SQ.M, comprised in survey number-246/1, 247/8A, 8B, 9A, 9B, 10, 11, 12, 13, 14, 15, 16A, 16B, 17, 18, 255, 256/1, 2, 257/1A&2A of Tharapakkam Village, Kunrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union. Layout permission is granted.

Panchayat Council Resolution no:143/29.05.2025



Signature valid

Signed by: Village Panchayat President
Location: Kancheepuram
Date: 2025.06.06 15:00:30



TOTAL EXTENT (AS PER PATTI)	:	17750 SQ.M
ENCROACHMENT AREA	:	223 SQ.M
ROAD AREA (33%)	:	5844 SQ.M
PLOTTABLE AREA (67%)	:	11683 SQ.M
10% OSR REQUIRED	:	1168 SQ.M
OSR PROVIDED	:	1199 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	117 SQ.M
PUBLIC PURPOSE PROVIDED (1&2)	:	119 SQ.M
(PUBLIC PURPOSE AREA-1 : 59 SQ.M) (PUBLIC PURPOSE AREA-2 : 60 SQ.M)		
10% E.W.S.REQUIRED	:	1168 SQ.M
E.W.S.PROVIDED (10%)	:	1174 SQ.M
REGULAR PLOTS (1 TO 86)	:	86 Nos.
E.W.S. PLOTS (87 TO 102)	:	16 Nos.
TOTAL No.OF.PLOTS	:	102 Nos.

NOTE:
1. SPALL : 15M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPALL DIMENSIONS
3. ROAD AREA
4. PARK AREA
5. PUBLIC PURPOSE AREA-1
6. PUBLIC PURPOSE AREA-2
7. TO REFER FINAL LETTER

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE CE. WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F-NOC 4742 THARAPAKKAM VILLAGE 006328/2024/DATED:01.08.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- 1.The existing ground level of the site should be raised to minimum level of (+)16.120m (i.e.) 1.880m above the datum of TBM of Adayar River in (+)14.240m at Tharapakkam Village and the applicants' site with filling level varies from 0.860m to 1.170m with layers of not more than 0.30m depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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 entire pavement level within the site should not be less than (+)16.120m and the regular habitation should not be below MFL.
2. The applicants should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should also maintain the measurements of the channel in S.F.Nos. 37 & 24 as per Revenue records without any encroachments and should be maintained as per Revenue records (FMB).
3. The permission granted to the applicants, should not be altered / modified / changed to any others. Based on the Revenue 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 canceled without any correspondence. Hence, the applicants are solely responsible of genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicants are held responsible in future.
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 is giving opinion only in connection with the inundation aspects, and does not deliver any rights to the applicants to encroach the WRD / Government Lands. The NOC for this site issued form WRD is purely issued on the basis of inundation point of view.
7. 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 / Local body. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD/Local body in future periodically.
8. The Applicant should not construct any cross masonry across the channel without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.
9. The Branch Channel stretch in S.F.Nos. 37 & 24 which is classified as (Channel) as per Revenue records and abutting the applicant site should be marked as per FMB and monitored and maintained by the applicant at their 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 applicants should make necessary periodical arrangements for free flow of water through the existing channel to the downside area along the proposed site. Also the applicants should de-silt the channel periodically and remove the obstruction then the there, without any hindrance for free flow of water at their own cost within the proposed land, even after the completion of project also.
10. The Branch channel courses in S.F.Nos. 37 & 24 along the boundary of applicants land should be completely de-silted and re-sectined by constructing retaining wall on either sides as well as bed lining concrete of the drain as per the FMB at the applicant's own cost. The bed level of the above course should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover the width of entire field drain as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments.
- Technical Suggestion.
- (a) The applicants should prepare the proposal by considering the suitable Internal storm water drainage network drain as micro drain of suitable size within the site as per site conditions. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment 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 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 with in the site along the channel in S.F.Nos.37 and 24 as per the site condition in accordance with 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 / Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion certificate NOC from WRD.
- (c) The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicants, 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 material should not be dumped into the channel /river restricting the free flow of water.
- The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 permission on above survey number on inundation point of view and in that 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 (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 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. DB/T5(3)/F-NOC 4742 THARAPAKKAM VILLAGE 006328/2024/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.

(VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

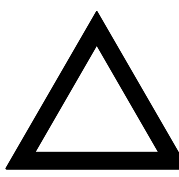
NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND

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

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID
SUBJECT TO OBTAINING SANCTION FROM THE
LOCAL BODY CONCERNED

SCALE 1:800



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature Not Verified

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

QR
CODE

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 246/1, 247/8A, 8B, 9A, 9B, 10, 11, 12, 13, 14, 15, 16A, 16B, 17, 18, 255, 256/1, 2 257/1A & 257/2A OF THARAPAKKAM VILLAGE.

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

Signature Not Verified

Applicants (Owner / Developer / Power of Attorney)

Signature Not Verified

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.



our services doesn't just end there



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We're honored to be part of your
real estate journey

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