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FILE NO. L1/349/2024



மனைப்பிரிவு / மனைஉட்பிரிவு வழிமுறை
அனுமதி எண்...03.....நாள் 06/03/2025
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ.எண்: 0007/2025 - 24-04-2025
தலைவர் / நிர்வாக அலுவலர்
கவுல்பஜார் கிராம பஞ்சாட்சி

TOTAL EXTENT (AS PER DOCUMENT)	:	7507 SQ.M
ROAD AREA (25%)	:	1911 SQ.M
PLOTTABLE AREA (75%)	:	5596 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	2596 SQ.M
10% OSR CHARGES REQUIRED	:	260 SQ.M
OSR CHARGES TO BE COLLECTED	:	260 SQ.M
1%PUBLIC PURPOSE REQUIRED	:	56 SQ.M
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA-1 : 39.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 38.0 SQ.M)	:	77 SQ.M
NO.OF.PLOTS	:	42 Nos.
SHOP SITE	:	4 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)
   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 10836 COWL BAZAAR VILLAGE 0863/2025/DATED:19.02.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)11.070 m (ie.,5.510 m below Cowl Bazzar Bridge, which is (+) 16.580 m) 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 0.630 m to 1 220 m 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 de watering arrangements during flood periods. The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+)11.070 m.
2. The applicant should clearly demarcate the boundary of his land, especially on Northern side before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government Land / Water body and the same should be maintained as it is in the Revenue records. If any damages occurred in the River, the same should be restored to its original condition at their own cost.
3. 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 applicants are solely responsible of genuinety of the documents submitted
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 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
6. The applicants should not carry out any other cross masonry structures across the River without prior permission from WRD. However, if the CMDA insists for any culverts during planning approval, the applicant should approach the WRD for getting separate approval for any additional culverts in future
7 The applicants should not object at any time for the maintenance work/improvements work of the River which is proposed to be carried out by WRD. The applicants 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 in future periodically
8. 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.
9. To accommodate this essential drainage function and prevent any obstruction to water flow, it is recommended to construct a Storm water Drain in the form of Cut and Cover system with a minimum inner width of 2.00 in along the Western side of the applicant's site, which should extend for a length of 77m starting initial section of the bridge ramp, and follow the entire stretch of the applicarit's land. In addition to this, the CMDA/GCC should mandate that applicants seeking approval on both the Northern and Southern sides of the applicant's site to construct and implement a similar Storm water Drain along the entire length of their lands, wherein the Bed Level of Drain should be kept above the MFL of Adyar River ie., 13.395 m.

Technical Suggestion

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per prevailing site conditions. 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 dumped into the drain /surplus course obstructing free flow of water. The applicant 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. Since the site exists in close proximity the Adyar River, the necessary setback distance especially on Northern side should be provided within the proposed site as per site condition and 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 developmarit especially on Western side. Further, there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance 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, 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

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

d. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed to be ryotwari land which would be classified as "Dry" lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.

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)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 (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 BYTHE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F- NOC 10836 COWL BAZAAR VILLAGE 0863/2025/DATED:19.02.2025, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V) REMARKS OF WATER RESOURCES DEPARTMENT (WRD) TO BE OBTAINED WHILE TAKINHG UP DEVELOPMENT IN THE SITE UNDER REFERENCE.

(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
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- SHOP

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

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:93/2A, 93/3A, 93/4A, 93/5A, 94/1A, 94/2A & 94/3A OF COWL BAZAAR VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8048 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by:-
Registered Engineer Grade II: P RAMKUMAR
Sign Date: 03/16/2025 11:24:19 AM

Applicants (Owner / Developer / Power of Attorney)

ISO_expand_A1_(841.00_x_594.00_MM)

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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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We're honored to be part of your
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