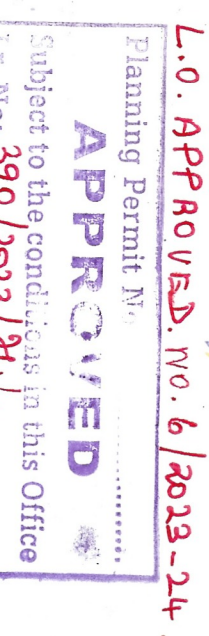


FILE NO: LAYOUT-1 / 0078 / 2022



Mexico's Office
Mexico City, Mexico
Chen 2000-10-10

NOTE:

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

3. ROAD AREA

	PUBLIC PURPOSE-1
	PUBLIC PURPOSE-2
	RESERVED FOR TANGDICO

WERE HANDED OVER TO THE LOCAL BODY VIDE GFT DEED
DOC.NO: 4843/2023, DATED: 27.07.2023 @ SGO, POONMALLA.

(1) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWDWARD, CHENNAI REGION, CHERPAK, CHENNAI-5 IN LETTER NO.DB73/DJ-NOC (THIRUMAZHISAI VILLAGE) 0583 / 2023 DATED 08.02.2023, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

The applicants should be filled with earth filling with proper compaction to the minimum level of (+) 28.55m (+) 0.1m above the War crest level of Bharatnagar tank (+28.66m). 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 a layer, required degree of compaction for the depth from (+) 1.35m to (+) 1.70m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water. It is proposed to have discharge floor and as well as devaluing arrangements during flood periods.

2. The all round pavement level within any site should not be less than +192.25m. The applicants should prepare the suitable internal storm water drainages network drain as micro drains of suitable size within the site as per the condition. The same should be connected to the local drain / Channel at the own cost, ensuring harvesting, roads with road side drain 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 and without fail.

The sewerage 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.

5. the necessary security insurance should be provided with in the site as per site condition as per the norms in existence and as per the rules in force of CMIDA (as per the circular issued by the office of the Commissioner of Towns & Country Planning, Chennai-2 vide No. 4347/2019-BA-2 / Dated 13.05.2019) during development and there should not be any construction activities in setback area in future also, the CMIDA should issue completion certificate on after obtaining compliance certificate NOC from WRD.

4. The applicants should clearly delineate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and W.R.D authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

5. The permission granted to the applicants, should not be altered/modified/changed to any others based on the 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 cancelled without any correspondence. Hence, the applicants are solely responsible of genuineness 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 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

8. The applicants should get clearance certificate for this 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. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD/Government Lands river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

10. 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 materials/debris/garbage should not be dumped into the channel/riverbank at any cost.

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

11. The applicants should not object at any time for the maintenance works / improvement works of the Channel which are 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/improvement/development works as per Revenue records [FMB] which are proposed to be carried out by WRD in future periodically.

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 titlination 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 whatsoever and as well as legal entity.

(II) TNCDBR-2019, RULE NO: 47 (1D)

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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.D/T33/F- NOC (THIRUMAZHISAI VILLAGE) 0585 / 2023 / DATED 08/02/2023, AND SHALL

OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT. (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

ROAD GIFTED TO LOCAL BODY
EXISTING ROAD

PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY

☐ PUBLIC FUNDING-2. GIFTED TO LOCAL BODY (FOR LANGECO)



OWNER SIGNATURE _____

TYPE

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

Planning Permit No. 15538 Dated: 29/08/2022

P.P.D
No: 222

2023

APPROVED

VIDE LETTER NO.: *Layout-1/0078/2022*

DATED _____

21/04/2022

LICENSED SURVEYOR

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.R.(RD) No.8243 of 2019 and WMP (Mid) Nos. 6912 & 6913 of 2019.

THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 261/1, 263, 278/1 & 278/2 OF THIRUMAZHISAI VILLAGE.

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

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

△

△