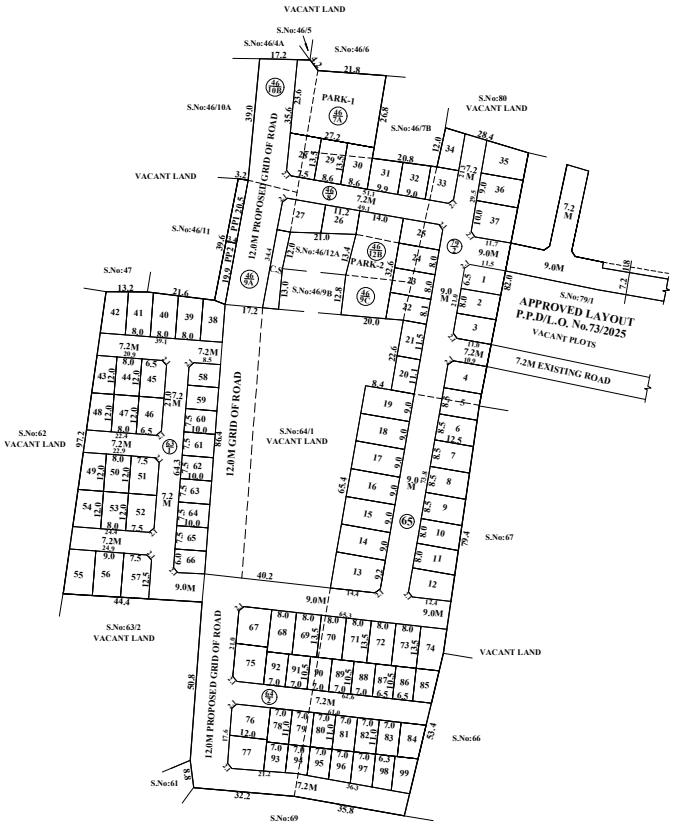
FILE NO. LAYOUT-1/0137/2025



SITE EXTENT	**(AS PER DOCUMENT)**	:	**17422 SQ.M**
ROAD AREA	**(37%)**	:	**6432 SQ.M**
PLOTTABLE AREA	**(63%)**	:	**10990 SQ.M**
10% OSR REQUIRED		:	**1099 SQ.M**
OSR PROVIDED		:	**1109 SQ.M**
(PARK-1 : 630.0 SQ.M, PARK-2 : 479.0 SQ.M)			
1% PUBLIC PURPOSE REQUIRED		:	**110 SQ.M**
PUBLIC PURPOSE PROVIDED		:	**134 SQ.M**
(PUBLIC PURPOSE AREA-1 : 67.0 SQ.M)			
(PUBLIC PURPOSE AREA-2 : 67.0 SQ.M)			
10% E.W.S REQUIRED		:	**1099 SQ.M**
E.W.S. PROVIDED		:	**1136 SQ.M**
REGULAR PLOTS (1 TO 83)		:	**83 Nos.**
E.W.S PLOTS (84 TO 99)		:	**16 Nos.**
TOTAL NO. OF PLOTS		:	**99 Nos.**
CONVENIENT SHOP		:	**1 No.**

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F-NOC 3107 OTTIYAMBAKKAM VILLAGE 5322/2024/DATED:28.06.2024 OBTAINED DURING RECLASSIFICATION IN FILE NO.A.R.NO.224/2024, DATED:11.11.2024 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 (+) 5.900m [i.e. 0.525m below the datum of crest of the Ottiyambakkam Weir which is (+) 6.425m] 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 varying from 1.650m to 1.905m 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. The applicant is suggested not to have regular habitation below MFL. The all round pavement level within the site should not be less than (+)5.700m

2. The applicant should clearly demarcate the boundary of his land especially on southern 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 (Odai) and the same should be maintained as it is in the revenue records. If any damages occurred in the Odai, 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 in both State & Central government from time to time.

6.The applicant should not object at any time for the maintenance works / improvements works of the Odai (surplus course) 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.

7.The Applicant should not construct any cross masonry across the Odai (surplus course) 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.

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.

TECHNICAL SUGGESTION.

(a.)As per the revenue records it is observed that some plan marked channel or bye-mass channel or patta channel are found within the applicants site. The applicant has to form necessary suitable storm water drainage network (lateral & peripheral) and roads with road side drain so that the ultimate disposal of storm water discharge into the Odai & Maduvu which running on North & South during rainy season in order avoid inundation since, the applicant land is seems to be very huge extent.

(b.)The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network with macro drain of size 1.80m x 1.20m should be constructed all round the applicant site with a bed level of (+) 4.500m and peripheral drain of size not less than 0.90 x 0.75m and lateral drain 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.

(c)Since the site's boundary in S.F.No. 64/2, 65 exists in close proximity with the water body (ie., Odai which is the ottiyambakkam Surplus course), considering the magnitude of flood discharge, the setback distance of not less than 3.00m, especially on Southern side and should be provided within the proposed site, as per site condition and the norms in existence, 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 Northern 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.

(d)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 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.

(e) 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.

(f)The Bore wells should be provided by the applicant as per the rules in force as well as the norms in existence that should not affect the surrounding bore wells/wells of ground water level of private land owners. The provision of bore wells should be done after getting prior permission from the the competent authorities WRD, E.B etc., since the land is very nearer to the Ottiyambakkam tank, Madurapakkam Maduvu & Ottiyambakkam odai.

(g)There is no number (S.No.46/9B, 12A and 64/1) of private wet patta lands which are un purchased, which are sand witched between the proposed wet lands acquired by the applicant. The revenue authorities should ascertain that the pattadars will not claim any right in future for irrigation with tank field channel according to court of Law and at any cost WRD will not be responsible for any litigation raised by the above private land owners. However the applicant should give an undertaking to the effect regarding the private wet patta lands within the boundary of the applicant wet lands stating that the applicant have assured to convert their land to feed irrigation to the un purchased ayacuts. The outlet and inlet channels which are associated within the applicant patta lands would be handed over to the WRD and should be maintained properly by the applicant.

(h)The private patta lands situated within the proposed wet lands which are not acquired by the applicant should be prone with approach roads and should be handed over to the local body after completion of the project.

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 LETTER NO.DB/T5(3)/F-NOC 3107 OTTIYAMBAKKAM VILLAGE 5322/2024/DATED:28.06.2024 OBTAINED DURING AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)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 31.01.2020 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

(IV)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 (MA1 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.

(V)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.

- NOC FROM A.SI TO BE OBTAINED FOR ALL PLOTS BEFORE TAKING UP DEVELOPMENT (i.e.) CONSTRUCTION OF BUILDING IN THE SITE UNDER REFERENCE. (i.e.FROM 100m TO 300m DEPTH)
- THE APPLICANT SHALL DEVELOP STILT FLOOR MAINTAINING NO HABITATION BELOW MAXIMUM FLOOD LEVEL AS PER THE WRD REMARKS.
- 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, S.No.0

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. 46/7A, 46/8, 46/9A, 46/9C, 46/10B, 46/12B, 63/1, 64/2, 65 & 79/2 OF OTTIYAMBAKKAM 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

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the provisions of the W.P. (MD) No.28124 of 2018 and WMP (MD) No.21724 of 2019.

Signature Not Verified
Signed By: Village Panchayat President
Location: Chengalpattu
Date:2025.11.01 12:53:50

ISO_A1_(841.00_x_594.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer