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FILE NO.LAYOUT-1 /4048/2024

TOTAL EXTENT (AS PER PATTA)	:	2700 SQ.M
ROAD AREA	:	1018 SQ.M
PUBLIC PURPOSE (1%)	:	22 SQ.M
P.P.TRANDED OVER TO THE LOCAL BODY 8PA AREA 1134SQ.M		
P.P.ELIGIBLE OVER TO THE TAHASILDAR 1 8PA AREA 1134SQ.M		
REGULAR PLOTS (1 TO 17)	:	17 Nos.
E.W.S PLOTS (185 SQ.M) (18 TO 20)	:	3 Nos.
NO.OF.PLOTS	:	20 Nos.

NOTE:

1. SPLAY - 1.5M X 1.5M.
2. MEASUREMENTS ARE INDICATED INCLUDING SPLAY DEDUCTION.

ROAD AREA — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.7661/2024, DATED 11.09.2024, IN SO.PADAPPAI

PUBLIC PURPOSE @ 1%

PUBLIC PURPOSE @ 1% — HANDED OVER TO THE TAHASILDAR

CONDITIONS:

(i) THE FOLLOWING OF CONDITIONS OF IPAD/VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TK3/332/24/F-NOC (NADUVEERAPATTU VILLAGE) 1667/2024 DATED.09.05.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The applicants land should be filled with earth filling with proper connection to the minimum level of (+)16.94cm say 16.950m.(i.e) 3.71m above the Crest level of the Somangalam regulator across the Somangalam Tributary (+)13.140m. To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30cms depth to achieve required degree of compaction for the depth from (+)1.950m to (+)2.060m depending upon the existing field levels. 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 all round pavement level within the site should not be less than (+) 16.50cms and the regular habitation should not be below MFL.
2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.
3. 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 genuinery 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 applicants Should abide by the rules and regulation of the WRD from time to time. The applicants should save above court of law of both State & Central Government from time to time.
6. WRD is during claims only in connection with the construction applied and does not cover any rights to the applicants to encroach the WRD / Odai in SF.Nos.123. This NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The applicant should not carry out any other cross masonry structures across the River / Eri / Channel / Pond without prior permission from WRD if any damages occurred to the Channel / Odai or any water bodies that belong to government, the same should be restored and rectified to its original condition at their own cost by the applicant.
8. The applicants should not object at any time for the maintenance work / improvements work of the odai to be carried out by WRD. The applicant should not dump the garbages / debris in the odai and avoid the sewage water into the channel, etc., 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) are to be carried out by WRD in future periodically.

Technical Suggestions:

a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains i.e peripheral drain of suitable size not less than 1.20m x 0.90m & lateral of suitable sizes within the site as per the site condition. The same should be connected to the local drain / channel, rainwater 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 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 safety distance not less than 1.50m especially on Southern Side should be provided within the site proper site condition 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 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. 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.

d. The sewage water from the applicants land also to be let into the drain and for the disposal of the eco friendly arrangements should be made by the applicants, as well as the constructed / natural outlet/drain/garbages should not be dumped into the channel/riverbank at any cost.

At any cost, sewage / sullage should not be let into channel/river, and the garbages, debris and construction materials 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 Technical opinion on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(ii)THE TNRLNUS RULE NOT 45(3) (i) (c)(ii)(aa) (ii MAWS DEPARTMENT DATED 04.07.2019 & AMENDMENTS APPROVED IN G.O.(4s No.35, MAWS (MA) DEPARTMENT DATED 11.12.2020 AND PUBLISHED IN TNGO ISSUE No.51 DATED 23.08.2020.

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.

(iii)SECTION 20(2) (ii)(f) AND 47(1)(f):

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;

(iv) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TK3/V/332/24/F-NOC (NADUVEERAPATTU VILLAGE) 1667/2024 DATED.09.05.2024 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

(vi) NO USABLE SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND :

- SITE BOUNDARY
- ROADS GIFTED TO LOCALBODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCALBODY
- PUBLIC PURPOSE-2 GIFTED TO LOCALBODY (FOR TANGEDCO)
- EWS
- 3 numbers

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P(MD) No.8148 of 2019 and WMP (MD) Nos. 6913 & 6913 of 2019.

OWNER'S SIGNATURE

I, ARIVAZHAKAN RAJ, B.E., M.Tech.,
Licensed Surveyor, Grade-II
DTCP Registration No. 11/LSR/(G-II)/2019/00127
CMDA Registration No. RS-13/2004/127
Cell: 94 44 04 04 04 / 94 44 04 04 03
E-mail: arivazhakan_raj@yahoo.co.in, Phone:
Anna Nagar, HO, Extn., Chennai-600 101.
Ph. Res.: 2618 6037 Mobile: 7598020818

LICENSED SURVEYOR

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

Planning Permit No. 15927 Dated: 25.09.2024

P.P.D L.O No: 209/2024

APPROVED

VIDE LETTER No.: Layout-1/4048/2024

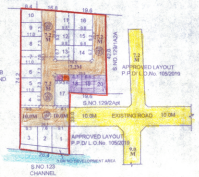
DATED :

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

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 128/8A, 8B, 8C & 129/1A1 OF NADUVEERAPATTU VILLAGE.

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



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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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real estate journey

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