

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3. ☐ ROAD AREA
☐ PARK AREA
☐ PUBLIC PURPOSE AREA-1
☐ PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO)

} TO REFER FINAL LETTER

1) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTERNO.DB/T5(3)/F-NOC 010218 CHEMBARAMBAKKAM VILLAGE 002420/2025, DATED:04.04.2025, OBTAINED TO THE RECLASSIFICATION FILE NO. R1/12178/2024-2/ DATED:21.11.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)29.400 m (i.e 7730 m above the Chembarambakkam Tank Sluice No 8 Sill Level is (+)121.670m 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 1.550 m to 2.950 m depending upon the existing field levels. Also, the applicant should provide emergency pump 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 road level The all round pavement level within the site should not be less than (+)29.400m.

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 Water body and the same should be maintained as it is in the Revenue records.

3. The permission granted to the applicant should not be altered/modified/changed to any others Based on the reco

without any correspondence. Hence the applicants are solely responsible of genuineness of the documents submitted

4. The WPD officers should be allowed to respect the site at any time during execution and thereafter, if necessary. Advance intimation should be given to the WPD officers concerned before

6. 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 me WRD is purely issued on the basis of inundation point of view.

Technical Suggestion

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 garbage/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 of any unhygienic drainage (Treated or Untreated) should not be let into En/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 drain network, at their own cost and the same is to be connect to natural storm water orrnage/channel There should not be any hindrance to the free flow of internal drain to downstream.

b. The applicant land should provide 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 2019-BA2/13.03.2019) during development 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/designarag shouldnot 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 Chantial restricting the free flow of water

d. 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.

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

UNITNCDR-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 31.1.2020 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 AND 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 31.12.2020 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-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 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 010218 CHEMBARAMBAKKAM VILLAGE 002420/2025, DATED:04.04.2025, AND SHALL OBTAIN A LETTER FROM WRD 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.

THE APPLICANT SHALL DEVELOP STILT FLOOR MAINTAINING NO HABITATION BELOW THE MAXIMUM FLOOD LEVEL AS PER THE WRD REMARKS AND CONDITIONS OF WRD TO BE COMPLIED WHILE TAKING UP DEVELOPMENT AT THE SITE UNDER REFERENCE.

LEGEND:

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

LAYOUT OF HOUSE SITES IN S.Nos: 245/5, 245/19A, 245/19B, 245/20, 246/6, 259/1, 259/2, 259/3, 259/5A, 259/5B, 259/5C, 259/6A & 259/6B OF CHEMBARAMBAKKAM VILLAGE.

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

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

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

This Planning Permission issued under New Rule TNCD8R, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

Digitally Signed by:-
Registered Engineer Grade III: N.
EKAMBARAM
Sign Date: 02/13/2026 10:22:30 AM

QR

ISO_A1_(841.00_x_594.00_MM)

Signature Not Verified
Signed by: Vignesh Parthasarathy
President
Location: Tiruvannamalai
Date: 2026.05.08 16:41:25

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