FILE NO.L1-0354-2025

திருவேற்காடு நகராட்சி

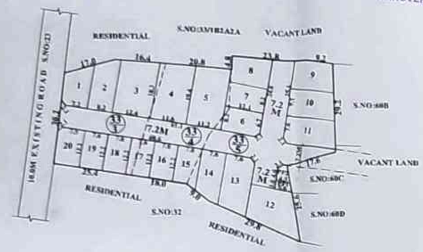
ந.க.எண். 787/2026/F1 நாள். 30.03.2026

இத்துடன் இணைக்கப்பட்டுள்ள வரைபடத்தின் நகராட்சி நிபந்தனைக்குட்பட்டு மனைப்பிரிவு அனுமதி வழங்கப்படுகிறது.

ஆணையாளர்
திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT

TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



TOTAL EXTENT (AS PER PATTA)	:	3600 SQ.M
ROAD AREA (24%)	:	860 SQ.M
PLOTTABLE AREA (76%)	:	2740 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	27 SQ.M
PUBLIC PURPOSE PROVIDED	:	33 SQ.M
(PUBLIC PURPOSE AREA-1 : 18.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 15.0 SQ.M)		
No.OF PLOTS	:	20 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 WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F.NOC-SUNDARASHOLAVARAM VILLAGE / 2022 / DATED:01.08.2022 OBTAINED TO THE RECLASSIFICATION FILE.NO.R1/1672/2022-1, DATED:10.02.2022. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The existing ground level of the site should be raised to minimum level of (+)20.760m ((re) 2.33m above the crest top level of Paruthipattu Check Dam (+118.430m) and the applicant's site with filling level varies from 1500m to 1.950m with layers of not more than 0.30metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains 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

2. The entire pavement level should not be less than (+)20.726m The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size as micro drain within the site as per site condition and the same should be connected to local drain, rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the 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 s and other materials should not be dumped into the drain/surplus course obstructing free flow of water The applicant should make drainage network, at her own cost and the same is to be connected to natural storm water drainage/channel

3. The applicant should clearly demarcate the boundary of her land 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

4. The permission granted to the applicant, should not be altered/modified changed to any others Based on the Revenue 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 applicant is solely responsible of genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities, the applicant is held responsible in future

5. The necessary setback distance should be provided with in the site as per the norms in existence and as per the rules in force of CMDA (Circular issued by the office of the Commissioner of Town & Country Planning Chennai-2 vide Roc No 4367/2019-B.A2/Dated 13.03.2019) during development and 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

6. 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

7. 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

8. WRD is giving opinion only in connection with the inundation aspects, and does not deliver any rights to the applicant to encroach the WRD Government Lands/River / channel The NOC for this site issued form WRD is purely issued on the basis of inundation point of view

9. The Channel stretch in S.F No. 33/2 abutting the applicant's boundary should be marked as per FMB and monitored and maintained by the applicant at her own cost The width of the course should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free how of water through the existing channel to the downside area within the proposed layo site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there, without any hindrance for free flow of water at her own cost within the proposed land

10. 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's 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.

11. The Channel on Northern side of the applicant land should be completely de-silted Moreover the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments

12. The sewage water from the applicant's land should not let into the drains 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 /river at any cost.

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

13. The applicant should not object at any time for the maintenance work/improvements work of the channel which is 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 / improvements/development works as per Revenue records (FMB) which are proposed to be carried out by WRD in future periodically

14. The Government field channel stretch in S.F.No 33/2 abutting to the applicant site on the Northern boundary land should be completely de-silted and re-sectioned by constructing retaining wall on either sides of the channel as per the FMB at her own cost up to her stretch The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer Moreover the width of entire field channel as per Revenue records (FMB) within the stretch of applicant's land should be maintained properly without any change at her own cost

15. The applicant should not carry out any other cross masonry structures cros the channel without obtaining prior permission from WRD.

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 is purely issued on technical grounds in respect to the physical location of land

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever 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 31.01.2020 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.

(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 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-SUNDARASHOLAVARAM VILLAGE / 2022 / DATED:01.08.2022, AND SHALL OBTAIN A LETTER FROM PWD 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

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

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

THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No.33/3, 33/4 & 33/5 OF SUNDARASHOLAVARAM VILLAGE.

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

SCALE 1:800

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary) Land Division

Signature valid
Digitally Signed by: ... R. V
Registered Engineer
KAMALAKKANNAN
Sign Date: 01/02/2026 4:41:18 PM

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A1_(841.00_x_594.00_MM)

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