

SITE EXTENT (AS PER DOCUMENT) : 6106 SQ.M
 ROAD AREA : 2854 SQ.M
 PUBLIC PURPOSE PROVIDED (1%) : 33 SQ.M
 PP-1 HANDLED OVER TO THE LOCAL BODY (85%) 168 SQ.M
 PP-2 HANDLED OVER TO THE TANGEDU (15%) 17 SQ.M
 No. OF PLOTS : 34 Nos.

NOTE:

1. SPREAD - 1.5M x 1.5M, 3.0M x 3.0M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPREAD DIMENSIONS
 3. ROAD AREA
 4. PUBLIC PURPOSE-1 (85%)
 5. PUBLIC PURPOSE-2 (15%)
- WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC.No.16156/2023, DATED.21.08.2023 @ SRO, KUNDRATHUR.
 RESERVED FOR TANGEDU

CONDITIONS

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO.DB/TS(3)/F-2820 NOC -KOZHUMANIVAKKAM VILLAGE 5728 / 2023 /DATED.20.07.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)19.490 m i.e.0.780m above the Sluice Sill level of 4 of Chembarambakkam Tank (+)18.710m) 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 m depth to achieve required degree of compaction for the depth from 2.270m to 2.440m 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 desilting arrangements during flood periods. The all round pavement level within the site should not be less than (+)19.490m.
2. The applicants should clearly demarcate the boundary of their 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.
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 genuineness 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 regulations of the WRD from time to time. The applicants should also abide court of law of both, State & Central Government from time to time.
6. 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.
7. The applicant should not carry out any others cross masonry structures across the Channel without prior permission from WRD.
8. After the completion of the work, the damaged portion of the Channel structure if any should be set right and restored to the Original condition at this own cost.
9. The applicant should not object at any time for the maintenance work / improvements work 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.
10. The Government field Channel in S.No.79 on Eastern side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. 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.
11. The Government field channel in S.No.79 on Eastern side stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel 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 flow of water through the existing channel to the downside area within the proposed layout 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 his own cost within the proposed land, after the completion of project also.

Technical Suggestion:

- a) The applicant should provide necessary setback distance especially on Eastern side within the site as per 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 No. 4367/2019 - B2 / 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.
- b) The applicants' lands are seems to be flyweight land which would be classified as Wet Lands. Hence, these lands are to be converted into other zone by the agricultural zone by the competent authority. 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.
- c) The sewage water from the applicants' land should not be let into the drain and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant and as well as the construction material/debris/garbage should not be dumped into the channel / river at any cost.
 As per the Revenue records, village should not be let into channel, and the garbage, debris and construction materials should not be dumped into the channel/river (restricting the free flow of water).
- d) The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size as per site condition within the site, and the same should be connected to local drain rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbage/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.
 The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.
- e) Regarding drainage network purely dealt with CMDA or local body who maintaining the Macro drains and whereas WRD is dealt with Macro drains only. Hence, the drainage network has to be decided by the CMDA or applicant within the site. If the particular site is prone as vulnerable for high inundation, then WRD will suggest only peripheral drain size or otherwise, WRD suggestion is not forwarded necessary.

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 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 entry.

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

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.DB/TS(3)/F-2820 KOZHUMANIVAKKAM VILLAGE 5728 / 2023 / DATED: 20.07.2023, 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.

(V) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDU)
- CHANNEL

This Planning Permission Issued under New Rule TNCDBR, 2019 is subject to final outcome of the W(PMD) No.0248 of 2019 and WMP (MD) Nos. 6712 & 6713 of 2017.

OWNER SIGNATURE		CONDITIONS: THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED
Sankaranarayanan R. R. Nagalingam, B.E. (CIVIL) CMDA Registered Engineer Grade-II (RE) Reg. No. 16156/2023 No. 16/1, Anna Nagar West Eas., Ch-101, Anna Nagar West, Chennai-600 030. E-mail: nagalingamr@gmail.com		
LICENSED SURVEYOR		Planning Permit No. 15553 Dated: 15/09/2023 P.P.D. L.O. No: 235, 2023 APPROVED VIDE LETTER No.: Layout-1/0030/2023 DATED: 23/01/2023 For Member Secretary Chennai Metropolitan Development Authority Chennai-600 003.



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.80/2, 82pt, 84/1, 84/2, 84/3, 84/4B, 84/4C AND 85/1A, 85/2A, 85/2B & 85/3B OF KOZHUMANIVAKKAM VILLAGE.

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