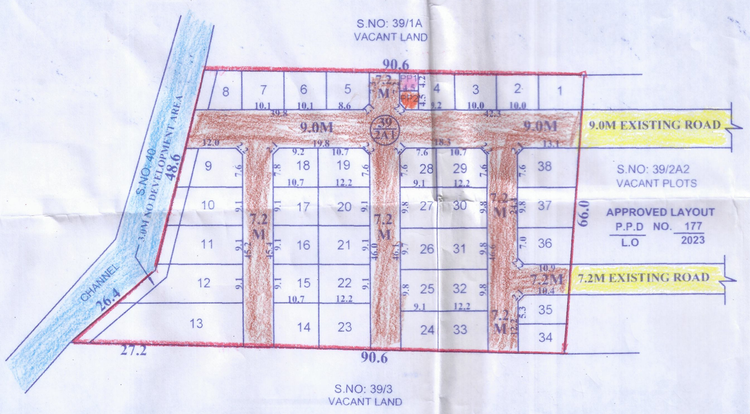
FILE NO: LAYOUT-1/0347/2023




| | | |
|---|---|---|
| **SITE EXTENT** (AS PER DOCUMENT) | : | **5666 SQ.M** |
| **ROAD AREA** | : | **2028 SQ.M** |
| **PUBLIC PURPOSE AREA (1%)** | : | **38 SQ.M** |
| (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 19.0 SQ.M ) | | |
| (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 19.0 SQ.M ) | | |
| **NO. OF PLOTS** | : | **38 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)

   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 8196/2024 , DATED:16.9.2024, @ SRO PADAPPAI .

## CONDITIONS:

**(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F- 0904 VARADHARAJAPURAM VILLAGE 5215 / 2024 / DATED. 28.06.2024, 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 (+)20.000 m (i.e 1.40m above and recorded from the top level of the deck slab (+)18.600 m with filling varies from 1.69 m to 1.73 m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+) 20.000 m. The regular habitation should not be below MFL. 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.

2.The applicant should clearly demarcate the boundary of their land especially on Western side before commencement of any developmental activities in the presence of Revenue authorities and WRD authorities. The applicant should also maintain the measurement of the Revenue records without any encroachments and should be maintained as per Revenue records (FMB)

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 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 applicants should abide by the rules and regulation 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.The applicant should not object at any time for the maintenance works / improvement works of the channels 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 n future periodically.

7.The applicant should not construct any cross masonry across the Channel out 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.The Government Channel in S.F.No.39/2A1 abutting on Western side boundaries along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the B at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence the Executive Engineer. Moreover the width of entire field channel as per Revenue Cords (FMB) within the stretch of applicants land should be maintained properly without any change in measurement as per Revenue records at any cost.

9.The Government Channel in S.F.No.39/2A1 abutting on Western side and 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 encroachment as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free ow 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 boundary along the proposed land.

10.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.

Technical Suggestion

The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains is peripheral drain of size not less than 1.20 m x 0.90 m and lateral drain of suitable size within the site as per site condition. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment 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 De 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 setback distance not less than 3.0 m on Western side 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 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 should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials / debris / garbages should not be dumped into the River / Eri/Channel/Pond at any cost.

At any cost, sewage / sullage should not be let into River / Eri / Channel / Pond, and the garbages, debris and construction materials should not be dumped into the River/Eri/Channel/Pond 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) 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.**

**(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- 0904 VARADHARAJAPURAM VILLAGE 5215 / 2024 / DATED: 28.06.2024, 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.

ⓄNECESSARY 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 LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CHANNEL

ஒப்புதல் அளிக்கப்படுகிறது
அரசு ஆணை எண்: 255 / 18.8.97ல் உள்ளபடி
இணைப்பில் கண்டுள்ள இவ்வலுவலக உத்திரவு
எண் மு.மு 132/2024-25நாள் 9-12-24 ல்
கண்டுள்ள நிபந்தனைகளுக்குட்பட்டு
வரைபடம் ஒப்புதல் அளிக்கப்படுகிறது

தலைவர்
வாதாளூரம் முதல் நிலை ஊராட்சி
குன்றத்தூர் ஒன்றியம்

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

For KALPATARU CONSTRUCTIONS
Partner's

OWNER'S SIGNATURE

P. SARANYA DEVI, B.Arch
REGISTERED ARCHITECT GRADE I
Registration No. CA/2023/155051
Chennai Metropolitan Development Authority
14/10A, Jagathambigai Street,
Thiruvalleswarar Nagar, Thirumangalam,
Chennai-600 040. Mobile: 8015136709

LICENSED SURVEYOR

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

Planning Permit No. 15931 Dated: 30.9.2024

P.P.D L.O No: 213/2024

APPROVED

VIDE LETTER No.: Layout-1/0347/2023

DATED :

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

# KUNDRATHUR PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.No. 39/2A1 OF VARADHARAJAPURAM VILLAGE.

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