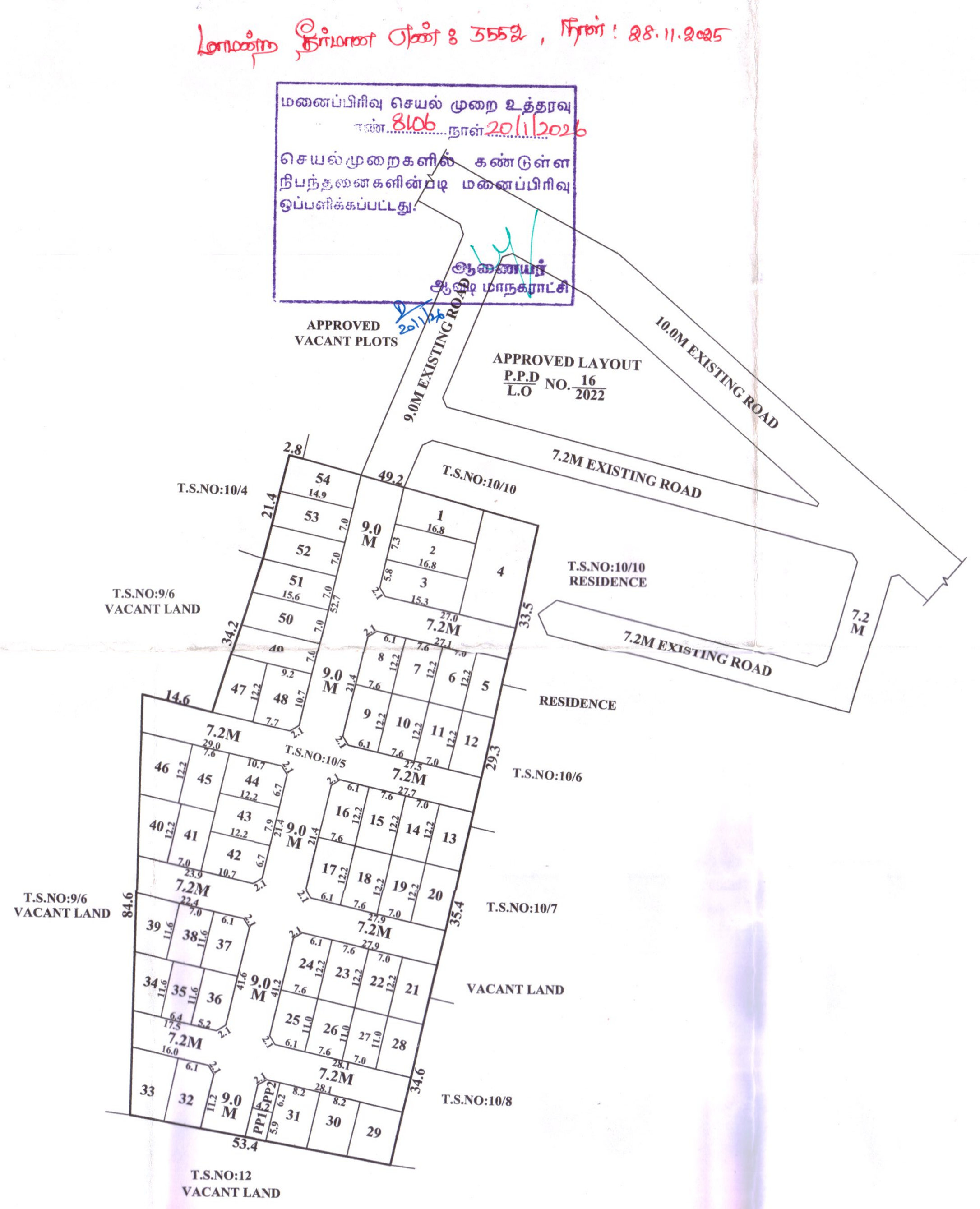
FILE NO.L1-0160-2025

TOTAL EXTENT (AS PER PATTA)	:	7400 SQ.M
ROAD AREA (35%)	:	2612 SQ.M
PLOTTABLE AREA (65%)	:	4788 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	1788 SQ.M
10% OSR CHARGES REQUIRED	:	179 SQ.M
OSR CHARGES TO BE COLLECTED	:	179 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	48 SQ.M
PUBLIC PURPOSE PROVIDED	:	50 SQ.M
(PUBLIC PURPOSE AREA-1 : 25.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 25.0 SQ.M)		
TOTAL No.OF.PLOTS	:	54 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 PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB / T5(3) / F- SEKKADU VILLAGE/ 2021/ DATED:01.09.2021, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The applicant's land should be filled with earth proper compaction to the level of (+)24.550m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 0.93m to 1.10m depending upon the existing field levels in layers of not more than 0.30 metre depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)24.550m and i.e. 0.16m above the F.T.L. of Vilinjiyambakkam tank as (+) 24.390m on Northern side. The all-round pavement level within site should not be less than at (+) 24.550m.

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network (Peripheral & lateral), rainwater harvesting, roads & road side drain, sewerage treatment plan & its disposal, garbages/debris and other solid waste management as per norms in existence within the applicants 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 the drain/channel course at any cost and the debris and other materials should not be dumped into the drain/channel course obstructing free flow of water. The applicant should make drain networks at his own cost within the site and the same is to be connected to the natural storm water drainage or channel on Eastern side.

3.The applicant should clearly demarcate his boundary especially on the abutting the channel in Old S.F.No.203/1 & 206/9 of Sekkadu Village before the commencement of development activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channels abutting the land.

4.The Channel in Old S.F.No.203/1 & 206/9 of Sekkadu Village along the boundary of applicants land should be completely desilted and re sectioned by constructing retaining wall on either side including bed lining of the channel up to the applicant's land stretch (up to their stretch) as per the FMB at the applicant's own cost. The bed level of the above channels should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicants land should be maintained properly without any change and no encroachments.

5.The Government supply channel old S.F.No.203/1 & 206/9 of Sekkadu Village stretch abutting the boundary of the proposed land within the applicant's land 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 channels should be maintained. The applicant should provide 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 with the proposed land.

6.The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.

7.The sewage water from the applicant's land should not 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 materials debris/garbages should not be dumped into the channels at any cost.

The applicant should not dump the garbages/debris in the channel and avoid the sewage water into the channels, etc. At any cost,sewage/sullagte should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channels restricting the free flow of water.

8.The applicant should not object at any time for the maintenance work/improvements work of the channel to be carried out by PWD/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 to be carried out by PWD/WRD in future periodically.

9.The necessary setback distance should be provided 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-BA2/13.03.2019) during development especially on East side in S.F.Nos203/1 & 206/9 i.e. adjacent to channel.And there should not be any construction activities carried out in this set back areas since, the Government may plan to develop the channel in the above mentioned set back areas in future. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.If any damages occurred to the said course, it should be restored to the original standards at his own cost.

10.The PWD/WRD officers should be allowed to inspect the site at any time during execution there after, if necessary. Advance intimation should be given to the PWD"WRD officers concerned before commencement of work PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the PWD/Government Lands.

11.The permission granted to the applicant should not be altered/modified/changed to any others. Based on the 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 genuinety of the documents submitted.

12.The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

13.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.

14.PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD/Government Lands. The NOC for this site from the PWD/WRD is purely issued on the basis of inundation point of view.

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.

Falling to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC 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 entity.

(III)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 31.1.2020 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 OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - SEKKADU VILLAGE / 2021 /DATED: 01.09.2021, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V)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.

(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

AVADI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.No: 10/5 (OLD S.No.202/3pt) WARD - F, BLOCK No.19 OF SEKKADU VILLAGE

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

Signature valid

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

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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