

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT) : 2711 SQ.M
ROAD AREA : 559 SQ.M
PUBLIC PURPOSE PROVIDED : 23 SQ.M
NO.OF.PLOTS : 21 Nos.

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ROAD AREA } WERE HANDED OVER TO THE LOCAL BODY
 PUBLIC PURPOSE-1 (0.5%) } VIDE GIFT DEED DOCUMENT NO. 6935/2019, DATED:26.08.2019,@ SRO PAMMAL
4. PUBLIC PURPOSE - 2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO. 6933/2019, DATED: 26.08.2019, @ SRO PAMMAL.

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5 (3) / F - GERUGAMBAKKAM - 006474 / 2018 / DATED:30.07.2019, 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 (+)12.300m (i.e) 2.76m above the culvert sill level as (+)9.540m in Manapakkam channel, with filling varies from 1.36m to 1.66m 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 (+)12.300m.
 - 2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage alignment & garbages/debris and other solid waste management 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 drainage 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/surplus course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.
 - 3.The applicant should clearly demarcate their boundary especially on the Northern & Eastern side abutting the road before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD concerned without fail and should not encroach the Government land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
 - 4.The PWD/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 PWD/WRD officers concerned before commencement of work. PWDWRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the Government Lands.
 - 5.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 genuinity of the documents submitted.
 - 6.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.
 - 7.The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD WRD.

The trueness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified and ensured by the Development/ Revenue authorities.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion along with NOC on Inundation point of view for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) TNCDBR - 2019, RULE NO. 47(8)

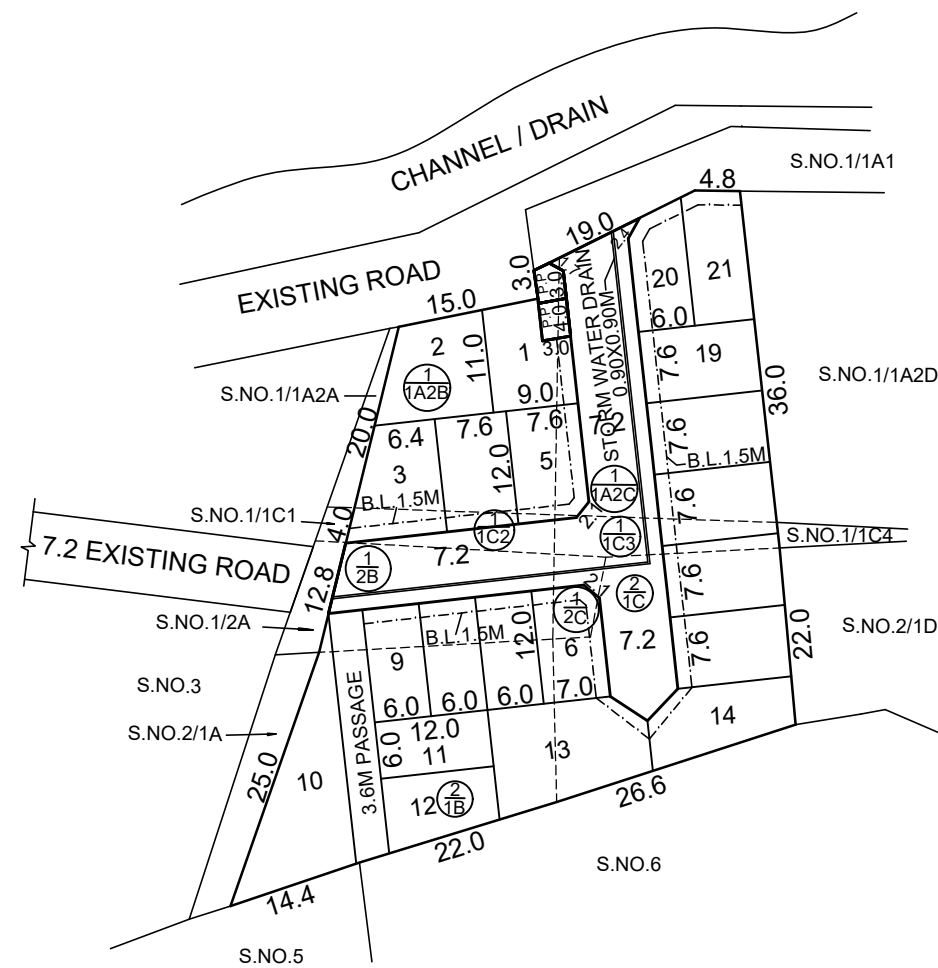
ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR 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.

LEGEND :

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- CHANNEL
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO



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.

CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO. **101**
L.O **2019**
APPROVED

VIDE LETTER NO : L1 / 6099 / 2019
DATE : 18 / 09 / 2019

OFFICE COPY
FOR CHIEF PLANNER(MSB/LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 1/1A2B, 1A2C, 1C2, 1C3, 2B, 2C, 2/1B AND S.No.2/1C OF GERUGAMBAKKAM VILLAGE.

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

