

TOTAL EXTENT (AS PER PROPOSED LAYOUT)	=	34051 SQ.M
ROAD AREA	=	11218 SQ.M
PARK AREA	=	2296 SQ.M
PUBLIC PURPOSE AREA (1%)	=	231 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 115.5 Sq.m PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 115.5 Sq.m		
REGULAR PLOTS (1 TO 180)	=	180 Nos
E.W.S. PLOTS (181 TO 222)	=	42 Nos
NO. OF PLOTS	=	222 Nos
CONVENIENT SHOP	=	1 No

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | | |
|--|---|---|
| <ul style="list-style-type: none"> ROAD AREA PARK AREA PUBLIC PURPOSE AREA-1 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO: 7331 / 2022, DATED: 29 / 07 / 2022 @ SRO, PADAPPAI |
|--|---|---|

CONDITIONS :

- THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3) / F-NOC-5240 VARADHARAJAPURAM VILLAGE/2022/DATED:13.06.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
- THE EXISTING GROUND LEVEL OF THE SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)19.700M [(i.e) 1.5M ABOVE T.B.M IN THE INLET OF THE MANNIVAKKAM TRIBUTARY OF ADAYAR RIVER (+)18.200M] AND APPLICANT SITE WITH A FILLING LEVEL VARIES FROM 0.085M TO 1.15M 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 (+)19.700M. ALSO, THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER, IF IT IS PROPOSED TO HAVE BASEMENT FLOOR AS WELL AS DEWATERING ARRANGEMENTS DURING FLOOD PERIODS.
- THE APPLICANTS SHOULD PREPARE THE LAYOUT PROPOSAL IN THE ABOVE SITE BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK WITHIN THE SITE (PERIPHERAL - 1.20M X 0.90M WITH BED LEVEL AS (+)18.750M & PROPORTIONATE LATERAL DRAIN) OF SUITABLE SIZES AS PER SITE CONDITIONS AND THE SAME SHOULD BE LINKED WITH EXISTING BALANCING CHANNEL OF SAME VILLAGE, RAINWATER HARVESTING AND SEWERAGE TREATMENT AND ITS DISPOSAL AND GARBAGES/DEBRIS AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANTS' LAND ACCORDING TO EXISTING RULES IN FORCE AND SHOULD GET PROPER APPROVAL FROM COMPETENT AUTHORITY WITHOUT FAIL AT THEIR OWN COST.
- 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 BE CONNECTED TO NATURAL STORM WATER DRAINAGE/CHANNEL THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF INTERNAL DRAIN TO DOWNSTREAM.
- THE APPLICANTS SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THE ABOVE SAID LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCRONCH THE GOVERNMENT LANDS / WATER BODY AND THE SAME SHOULD BE MAINTAINED AS IT IS IN THE REVENUE RECORDS. ENCROACHMENT ACTIVITIES SHOULD NOT BE DONE IN THE EXISTING BALANCING CHANNEL AND IN S.F.NO.73 & 14 ON NORTH. ALSO, THE APPLICANT LAND BOUNDARY SHOULD BE MAINTAINED AS IT IS IN THE REVENUE RECORDS.
- THE PERMISSION GRANTED TO THE APPLICANTS, SHOULD NOT BE ALTERED/MODIFIED/ CHANGED TO ANY OTHERS. BASED ON THE REVENUE 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 GENUINITY OF THE DOCUMENTS SUBMITTED. IF THERE IS ANY DISCREPANCY OR ANY OTHER ENCROACHMENTS ACTIVITIES, THE APPLICANTS ARE HELD RESPONSIBLE IN THE FUTURE.
- THE NECESSARY SETBACK DISTANCE (NOT LESS THAN 5M) SHOULD BE PROVIDED WITHIN THE SITE ESPECIALLY ON NORTH 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. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
- THE APPLICANTS SHOULD GET CLEARANCE CERTIFICATE FOR THEIR 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.
- 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. WRD IS GIVING OPINION ONLY IN CONNECTION WITH INUNDATION ASPECTS AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANTS TO ENCRONCH THE WRD/GOVERNMENT LANDS.
- 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.
- THE CHANNEL IN S.F. NO.73 & 14 ON NORTH SIDE OF THE APPLICANTS' LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL WITH CONCRETE BED AS PER THE FMB AT THE APPLICANTS' 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 APPLICANTS' LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AND NO ENCROACHMENTS AT ANY COST.
- THE GOVERNMENT CHANNEL IN S.F.NO.73 & 14 STRETCH ABUTTING THE APPLICANTS BOUNDARY SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANTS AT THEIR 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 APPLICANTS 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 APPLICANTS SHOULD DE-SILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE, WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND, AFTER THE COMPLETION OF PROJECT ALSO.
- THE APPLICANTS SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
- THE APPLICANTS SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK / IMPROVEMENTS WORK OF THE CHANNEL TO BE CARRIED OUT BY WRD. THE APPLICANTS SHOULD NOT DUMP THE GARBAGES/DEBRIS IN THE CHANNEL AND AVOID THE SEWAGE WATER INTO THE CHANNEL, ETC. 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.
- 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 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.
- WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANTS TO ENCRONCH THE WRD / GOVERNMENT LANDS THE NOC FOR THIS SITE ISSUED FROM WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
- 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 ALONG WITH NOC ON INUNDATION POINT OF VIEW FOR THE ABOVE PROPOSED SITE AND IN EVENT, THE APPLICANTS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.

LEGEND:

- | | |
|--|--|
| <ul style="list-style-type: none"> SITE BOUNDARY ROAD GIFTED TO LOCAL BODY EXISTING ROAD PARK (OSR) GIFTED TO LOCAL BODY PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY PUBLIC PURPOSE-2 GIFTED TO TANGEDCO | <ul style="list-style-type: none"> E.W.S PLOTS CONVENIENT SHOP CHANNEL NO DEVELOPMENT AREA |
|--|--|

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.

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

P.P.D NO: **106**
L.O NO: **2022**
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0062 / 2022
DATE : 17 / 08 / 2022

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 4 / 1Apt, 1B1pt, 2pt, 8pt & 9pt, 5 / 1 & 2, 6 / 1pt & 2pt AND 12 / 1 & 2 OF VARADHARAJAPURAM VILLAGE.

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

