

total EXTENT (AS PER DOCUMENT) : 4087 SQ.M
ROAD AREA : 885 SQ.M
PUBLIC PURPOSE PROVIDED (1%) : 41 SQ.M
PUBLIC PURPOSE-1 = 21.0 SQ.M
PUBLIC PURPOSE-2 = 20.0 SQ.M
NO. OF PLOTS : 32 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

<input type="checkbox"/>	ROAD AREA	} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:19068/2022, DATED:02.12.2022 @ SRO, SELAIYUR.
<input type="checkbox"/>	PUBLIC PURPOSE-1 (0.5%)	
<input type="checkbox"/>	PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO)	

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB / T5(3) / F- 9176 - OTTIYAMBAKKAM VILLAGE / 2022 / DATED 10.10.2022, 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 filling with proper compaction to the minimum level of (+)11.000m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for the depth varying from 1.69m to 1.71m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)11.000m and ie 4.575m above the crest top level of Ottiyambakkam tank(+) 6.425m. And it is recommended to construct the superstructure above the level of (+).11.500m MSL to counteract the problem of extreme flooding.

2. The all round pavement level within the site should not be less than (+)11 000m. The applicant should provide all-round and interior storm water drainage network as micro drain (ic) peripheral drain of size not less then 0.90x0.75m and lateral drain of suitable size within the site as for site condition, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drains abutting the applicant's lands. The applicant should make drainage networks at his own cost and the same is to be connected to the natural storm water drainage or channel./

The applicant should prepare the layout proposal by considering rainwater harvesting, roads with road side drain 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

3. The applicant should clearly demarcate the boundary of their land as per revenue records [FMB] in presence of Revenue authorities before the commencement of any developmental activities and should not encroach the Government land at any cost. The applicant should provide a pucca compound wall all-round the proposed site if necessary and the necessary setback distance should be provided 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/ 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.

4. The permission granted to the applicant 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 genuinity of the documents submitted

5. 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.

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

7. 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 river, and the garbages debris and construction materials should not be dumped into the channel/river restricting the free flow of water

8. 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

9. 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 their site from the 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 on Inundation point of view to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever as well as legal entity

(II) 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 (MAI) DEPARTMENT DATED 31.01.2020 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR-2019, RULE NO: 47 (II)

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.

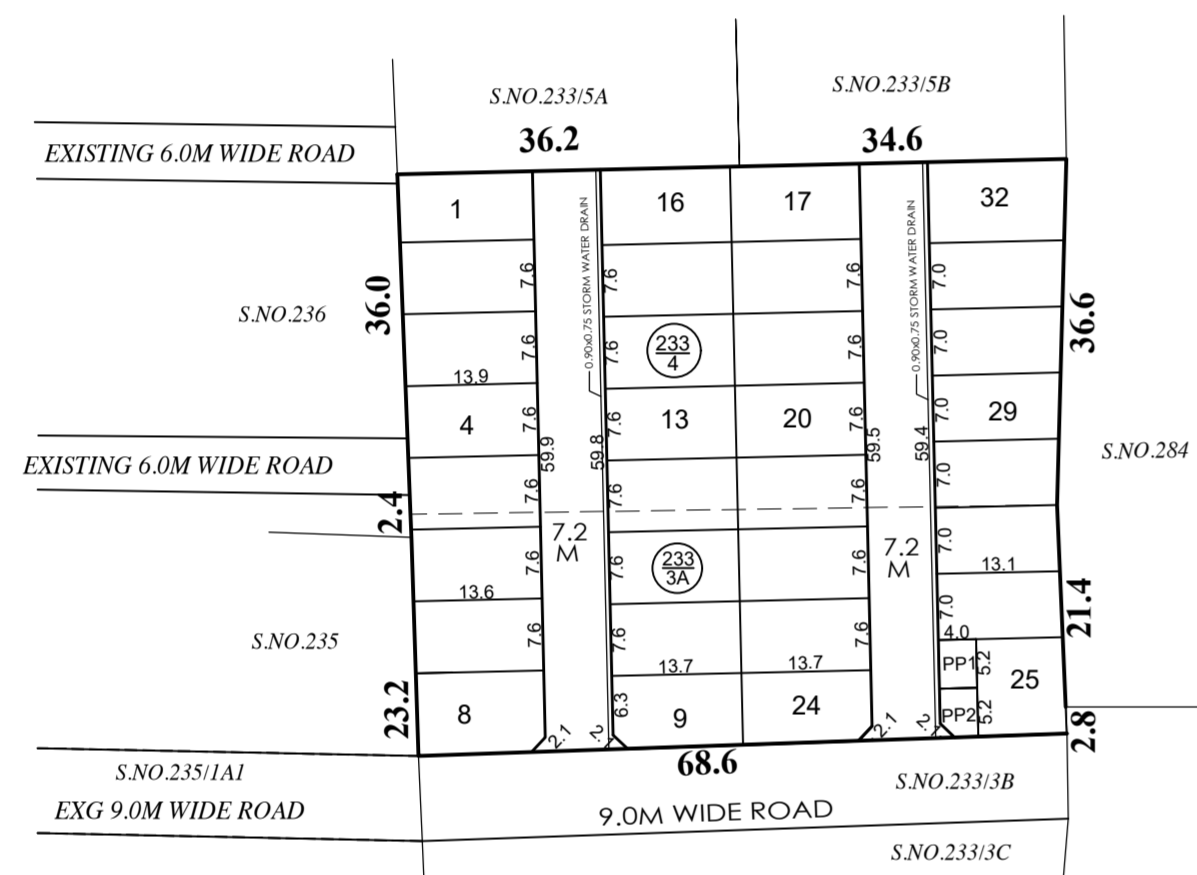
(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- 9176 - OTTIYAMBAKKAM VILLAGE / 2022 / DATED 10.10.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V) 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- 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.

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

P.P.D NO : 172
L.O : 2022
APPROVED
VIDE LETTER NO : LAYUOT-1 / 10055 / 2022
DATE : 12 / 12 / 2022

OFFICE COPY
FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



ST.THOMAS MOUNT PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos.233/3A & 4 OF OTTIYAMBAKKAM VILLAGE.

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