

**TOTAL EXTENT (AS PER DOCUMENT) : 18737 SQ.M**  
**ROAD AREA : 5527 SQ.M**  
**PARK AREA : 1356 SQ.M**  
**PUBLIC PURPOSE PROVIDED (1%) : 136 SQ.M**  
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 68.0SQ.M  
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 68.0SQ.M  
**REGULAR PLOTS ( 1 TO 112 ) : 112 Nos**  
**EWS PLOTS ( 113 TO 135 ) ( 1387 SQ.M ) : 23 Nos**  
**TOTAL NO. OF PLOTS : 135 Nos**

**NOTE:**

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- |   |   |
|---|---|
| ROAD AREA                                   | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED<br>DOC.NO:26365/2022, DATED:16.12.2022 @ SRO, KUNDRATHUR. |
| PARK  |   |
| PUBLIC PURPOSE-1                            |   |
| PUBLIC PURPOSE-2<br>(RESERVED FOR TANGEDCO) |   |

**CONDITIONS:**

**(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB / T5(3) / F- NOC- KANNAPALAYAM VILLAGE / 2022 / DATED 01.08.2022, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)**

- The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)25.170m (i.e. (+)2: 150m above Crest level of Melappakkam Tank which is (+)23.020 m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 0.820 to 1.050 m depending upon the existing field levels. 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.
- The all round pavement level within the site should not be less than (+)25.170m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network drains within the site i.e., micro drains of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains 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 Eri /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 drainage network, at his 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.
- Since, the site exists in close proximity with the Banavedu Eri in S.F.No.289 on Southern side, the necessary setback distance should be provided within the site 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-BA/2/ 13.03.2019) during development and no 7701/08/2 construction activities are to be executed in the setback area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD
- The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Southern in the presence of Revenue and WRD authorities.
- 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
- 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.
- The applicant 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/
- The applicant's lands are seem to be Ryotwari land which would be classified as Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. 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.
- The sewage water from the applicant's 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 applicant, and as well as the construction materials/debris/garbages should not be dumped into the Eri 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 Eri 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 applicant to encroach the WRD / Government Lands / river. The NOC for his site from the 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 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 and as well as legal entity.

**(II) TNCDBR-2019 RULE NO: 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

**(III) TNCDBR-2019 RULE NO: 47 (9) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.**  
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

**(IV) 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F- NOC- KANNAPALAYAM VILLAGE / 2022 / DATED 01.08.2022 OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- EWS
- PUBLIC PURPOSE -1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE -2 GIFTED TO TANGEDCO

