

**TOTAL EXTENT (AS PER DOCUMENT) : 70718 SQ.M**  
**ROAD AREA : 19950 SQ.M**  
**PARK AREA : 5102 SQ.M**  
**PUBLIC PURPOSE AREA (1%) : 508 SQ.M**  
 (P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 255 SQ.M  
 (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 253 SQ.M)  
**REGULAR PLOTS (1 TO 314) : 314 Nos.**  
**E.W.S.PLOTS (5160 SQ.M) (315 TO 401) : 87 Nos.**  
**TOTAL NO.OF.PLOTS : 401 No.**  
**SHOP SITE : 1 No.**

**NOTE:**

- SPLAY - 1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
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|----------------------------|--|
| □ ROAD AREA                | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.1860/2022, DATED: 23.02.2022, @ SRO AVADI. |
| □ PARK AREA                |  |
| □ PUBLIC PURPOSE -1 (0.5%) |  |
| □ PUBLIC PURPOSE -2 (0.5%) |  |

**CONDITIONS :**

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO. DB / T5(3) / F- KOLAPAKKAM / 2021 / M /30.04.2021, 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 (+)11.380m to 11.010m (As per tabulation) (i.e) 5.97 to 5.60m above the TBM of (LS 18030m) Link Odai sill level (+5.410m, with filling varies from 1.99 to 1.77 & 1.90 to 1.85m (as per tabulation) 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 (+)11.380m to 11.010m (As per tabulation). Hence, it is suggested for regular habitation above the assessed MFL level of (+)11.905m MSL to counteract the problem of extreme flooding.
  - The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with road side drain and sewerage alignment and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's 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/odai 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 their own cost and the same is to be connected to the natural storm water drainage or channel/odai.
  - The applicant should provide stilt floor so as to safe guard the public lives during flood seasons and should be kept vacant during flood season without fail.
  - 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.
  - The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Southern side in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the odai on the Southern side without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the odai, the same should be restored to its original condition at their own cost.
  - The applicant should not carry out any other cross masonry structures across the odai without prior permission from PWD/WRD.
  - If the applicants need to construct a permanent compound wall on the all-round the boundary of the site, it should be executed only after clearly demarcating the boundary by the Revenue Department officials and PWD/WRD officials. The Government land should not be encroached at any cost (i.e.channel in S.F. No. 347/2 & 344/2).
  - The PWD/WRD officers should be allowed to inspect the site at any time i.e. during execution and thereafter, if necessary. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only on inundation point of view and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
  - 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 applicant is solely responsible of genuineness of the documents submitted.
  - 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.
  - The applicant 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 applicants should not object at any time for the maintenance work /improvements work of the odai to be carried out by PWD/WRD. The applicants should not dump the garbages/debris in the channel, and avoid the sewage water into the odai, etc. 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) are to be carried out by PWD/WRD in future periodically.
  - 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 his site from the PWD/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 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.

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.

(I) 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019, RULE NO : 47 ( 9 ) 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). THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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.

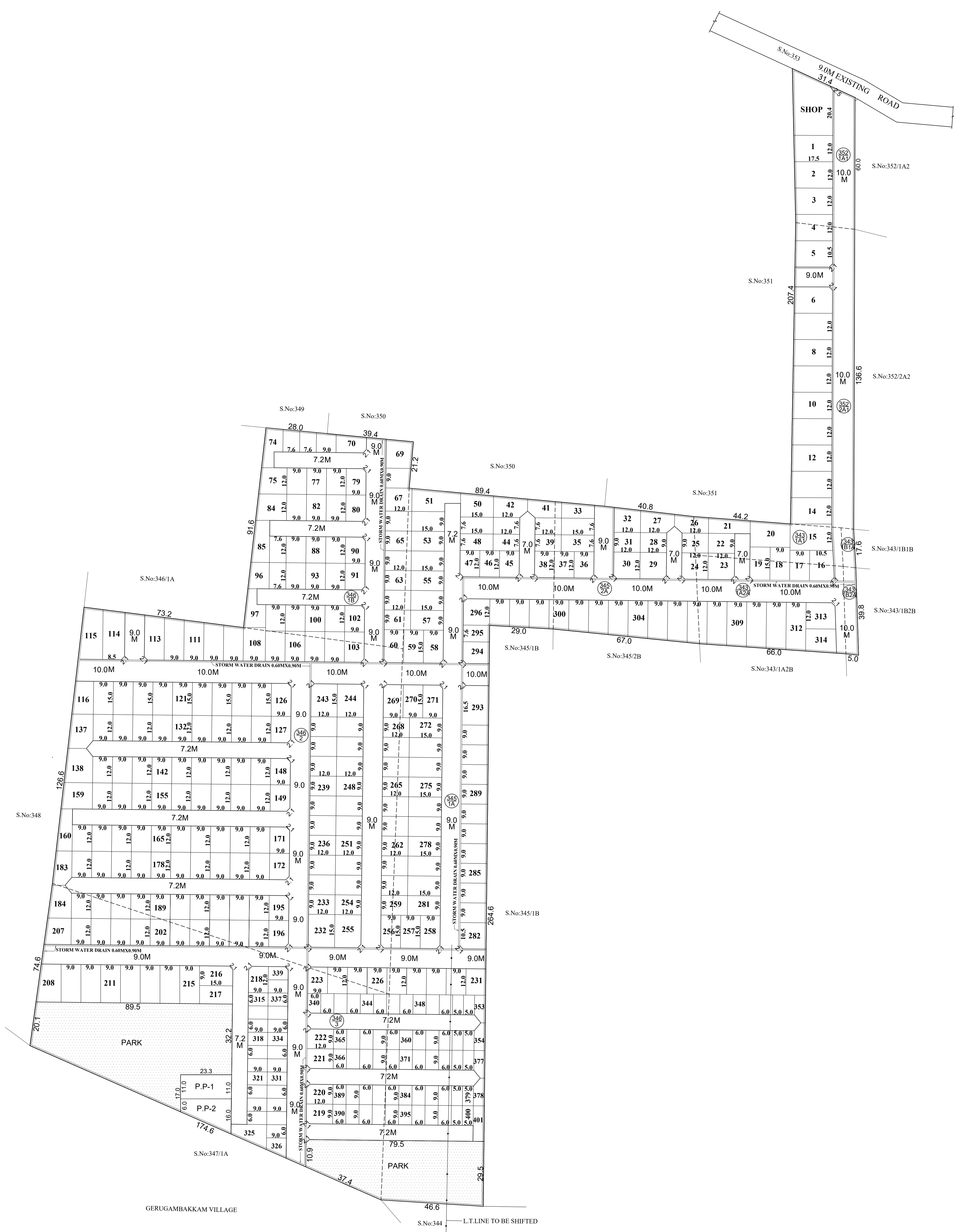
(IV) TNCDBR RULE NO: 47 (11) THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/ F- KOLAPAKKAM / 2021 / M /30.04.2021, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

© THE PLANNING PERMISSION ISSUED UNDER TNC&BR, 2019 IS SUBJECT TO THE FINAL DECISION TO BE TAKEN BY THE AUTHORITY ON ASSIGNING OF LAND USE TO THE AREA COVERED UNDER DE-NOTIFICATION FROM AIRPORT EXPANSION PROPOSAL & SUBJECT TO OUTCOME OF THE FINAL REPORT TO BE FURNISHED BY THE CUBE (CENTRE FOR URBANIZATION, BUILDINGS AND ENVIRONMENT.)

- LEGEND :**
- SITE BOUNDARY
  - ROADS GIFTED TO LOCAL BODY
  - EXISTING ROAD
  - PARK GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
  - E.W.S
  - SHOP SITE



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

**P.P.D L.O NO : 35 / 2022**

**APPROVED**  
 VIDE LETTER NO : LAYOUT-1 / 0040 / 2021  
 DATE : 18 / 03 / 2022

**OFFICE COPY**  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

