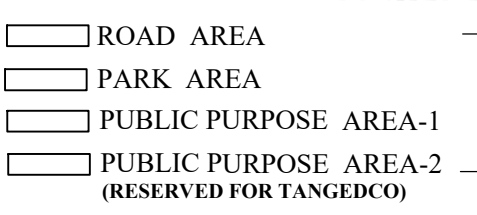


TOTAL EXTENT (AS PER PATTI) : 33650 SQ.M
ROAD AREA : 9261 SQ.M
PARK AREA : 2472 SQ.M
PUBLIC PURPOSE AREA (1%) : 249 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 128 SQ.M)
 (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 121 SQ.M)
REGULAR PLOTS (1 TO 173) : 173 Nos.
E.W.S. PLOTS (174 TO 214) (2500SQ.M) : 41 Nos.
TOTAL No.OF.PLOTS : 214 Nos.
COMMERCIAL SITE : 2 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.16866/2021, DATED:08.12.2021 @ SRO AMBATTUR.

CONDITIONS :

- (I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC-1746 SURAPATTU VILLAGE / 2022 / DATED:10.03.2022,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 (+)15.250 M i.e. 0.05m below the Full tank level from Redhills tank which is (+) 15.300m 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 d3pth varying from 0.730 to 1.270m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during flood periods.
- 2.The all round pavements level within the site should not be less than (+) 15.250m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral) of suitable sizes and the same should be connected to the local drain/channel, 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.
- 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 applicant 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.
- 3.Since the site exists in close proximity with the kulam in S.F.No.46 on North western direction, the necessary setback distance should be provided 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 Commission 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.
- 4.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the North-western side in the presence of Revenue Authorities. The applicant should also maintain the measurement of the Pond(Kulam) earmarked in the Revenue records and should never be altered and must be maintained at all times without any encroachments and should be maintained as per Revenue records(FMB) if any damages occurred to the Pond(Kulam) the same should be restored to its original condition at his own cost.
- 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 and deposited amount for caution deposit will not be refunded. Hence, the applicant is solely responsible of genuinity of the documents submitted.
- 6.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 the inundation aspect and does not deliver any rights to the applicant to encroach the WRD/Government Lands.
- 7.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.
- 8.The applicant should not object at any time for the maintenance works/improvement works of the kulam/channel which are proposed to be carried out by WRD. 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), which are proposed to be carried out by WRD in future periodically.
- 9.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 channel/river at any cost.
10. The applicant should get clearance certificate for his site from the Revenue department to make sure that the site is not an encroachment property from the water body as well as confirming this proposed site boundaries.
- 11.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/river. The NOC for this 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 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. WRD reserves rights to withdraw the Technical opinion on inundation point of view to the above proposed site and in event,the applicants shall not be eligible for any compensation whatsoever and 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 31.1.2020 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)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.









(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-NOC-1746 SURAPATTU VILLAGE/2022/DATED: 10.03.2022, 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.

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
-  COMMERCIAL



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 NO : 39
 L.O NO : 2022
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0122 / 2021
 DATE : 07 / 04 / 2022

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION
LAYOUT OF HOUSE SITES IN S.Nos.7/1, 2A, 2B, 8/1, 2, 11/3A, 3B, 3C1 & 3C2 OF SURAPATTU VILLAGE.

SCALE - 1:800 (ALL MEAUREMENTS AREA IN METRE)