

SITE EXTENT (AS PER DOCUMENT) : 2226 SQ.M
ROAD AREA : 720 SQ.M
PUBLIC PURPOSE AREA(1%) : 17.4 SQ.M
 P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 9 SQ.M
 (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 8.4 SQ.M
NO.OF.PLOTS : 18 Nos.

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3.  ROAD AREA
 PUBLIC PURPOSE -1 (0.5%) } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2159/2020, DATED: 19.02.2020, @ SRO AVADI.
4.  PUBLIC PURPOSE - 2 (0.5%) } WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.2158/2020, DATED: 19.02.2020, @ SRO AVADI.

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI - 5 IN LETTER NO.DB/T5(3) / F-I&C -Thirunindravur-B/2018/26.06.2018 FOR THE ADJOINING LAYOUT SITE(S.NO.435/7A). ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- 1.The channel along in the boundary of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel 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 PWD/WRD Executive Engineer. Moreover the width of entire field channel as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost
- 2.The applicant should clearly demarcate their boundary especially on the western side abutting the channel (S.F.No.435/1) before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
- 3.The Government field channel stretch abutting the boundary S.F.No.435/1 should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should be maintained. The applicant 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 applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance of free flow of water at their own cost within the proposed land, after the completion of project
- 4.The applicant should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.
- 5.The applicant should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection.
- 6.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.
- 7.The applicants land should be filled with earth proper compaction to the level of (+) 30.920m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 1.11 m to 1.19 m depending upon the existing field levels in layers of not more than 0.30 meter depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+) 30.920m and i.e.0.60m above the existing road abutting the site as (+) 30.320m.
- 8.The all-round pavement level within the site should not be less than at (+)30.920m. The applicant should prepare the layout proposal by considering the internal storm water drainage net work, rainwater harvesting and sewerage alignment & debris & garbages and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and at any cost Sewage should not be let into field channel, the garbages, debris and construction materials should not be dumped into the channel in order to avoid free flow of water.
- 9.The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work.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.
- 10.The applicant should not be objected at any time for the maintenance work / improvements work of the channel to be carried out by PWD/WRD
- 11.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.

Failing to comply with the conditions, mentioned in the above letter dated:26.06.2018, PWD/WRD reserves the rights to withdraw the report along with permission on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

(II) TNCDBR-2019,RULE NO: 47(8)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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 FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR-2019,RULE NO : 47 (11)

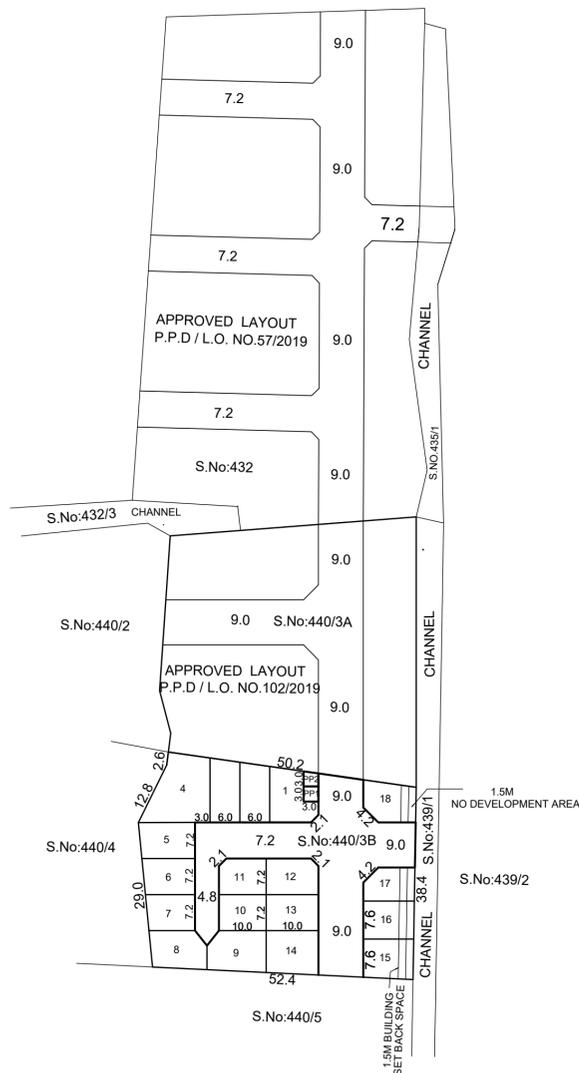
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY,THE LOCAL BODY AND TAMIL NADU ELCTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F-I & C -Thirunindravur-B / 2018 / 26.06.2018. 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
-  PUBLIC PURPOSE -1 GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE -2 GIFTED TO TANGEDCO
-  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 : 23
L.O 2020

APPROVED

VIDE LETTER NO : L1 / 17713 / 2019
DATE : 09 / 03 / 2020

OFFICE COPY

FOR CHIEF PLANNER(LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

POONAMALLEEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No: 440/3B OF THIRUNINDRAVUR 'B' VILLAGE.

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

