

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT) : 7581 SQ.M
ROAD AREA : 2539 SQ.M
PUBLIC PURPOSE AREA (1%) : 52 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 26 SQ.M
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 26 SQ.M
NO.OF.PLOTS : 54 Nos.
COMMERCIAL SITE : 3 Nos.

NOTE:

- SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
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| <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> ROAD AREA
<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> PUBLIC PURPOSE AREA-1 | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2537/2020 DATED:11.06.2020 @ SRO TAMBARAM. |
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- | | |
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| <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> PUBLIC PURPOSE AREA-2 | WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2788/2020 DATED:10.07.2020 @ SRO TAMBARAM. |
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CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO. T1 / 13452 / NOC / CMDA / 2015 / DATED: 24.04.2016, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The applicant should raise the existing ground level of the site under reference to the level of (+) 11.860 m with an average filling varying from 0.980 m to 1.260 m to avoid inundation during rainy season and floods.
- The process of earth filling and compaction should be done in layers of not more than 0.30 m depth to achieve required degree of compaction and the existing land should be raised to a level of (+) 11.86 m.
- The catchment drain cum storm drainage channel of vent size 0.90 x 0.60 m should be constructed all-around the site by the applicant own cost and the drain should be linked with existing road drain in front side of the site as shown in drawing to drain out the rain water.
- The sewage water should not be let into the adjacent lands by the applicant. Necessary suitable arrangements should be made for construction of STP in their land at their own cost for the treatment of sewage.
- The applicant should provide rain water harvesting arrangements at the above site at his own cost after getting the approval and should make arrangement to collect the garbage in the premises and has to be disposed off as per Pollution Control Board Norms.

The existing ground level of the applicant site is observed as follows:

S.No	Survey No	Extent in Hect.	Existing Ground Level	Proposed Filled Level	Filled Depth in meter	Owner Name
1.	102/3B	0.40.50	(+) 10.880	(+) 11.860	0.98	R.Manoharan
2.	102/4A	0.37.80	(+) 10.605	(+) 11.860	1.26	Ruby Monoharan
		0.78.30 Hect.				

Comparing the observed field levels with recent flood in year 2015 and existing road level, to protect the site against any inundation in the near future, the proposed site must be raised to the minimum level of (+) 11.860 m (Road Level 11.560 m + 0.30 m) (i.e., (+) 0.30 m above the top level of the adjacent BT Road) to avoid the inundation problem during rainy season. Hence the proposed site is to be raised by a height ranging from 0.98 m to 1.26 m with hard earth with proper consolidation as tabulated above.

Based on the recent flood experience and the recommendation of the Superintending Engineer, WRD., Palar Basin Circle, Chennai-5, Technical opinion on inundation point of view on the reclassification of land use proposal, submitted by by Thiru.R.Manoharan and Ruby Manoharan, No. T-12, 4th Floor, Ruby Manor Apartments, Velachery Main Road, Selaiyur, Chennai-73 from Agricultural use zone to Primary residential use zone of the site in S.F.No.102/3B & 4A of Agaramthen Village, Tambaram Taluk, Kanchipuram District is hereby given subject to the following conditions, besides any other Mandatory clearance.

- The PWD Officials should be allowed to inspect the site at any time during the execution of works.
- The PWD / WRD recommended NOC on inundation point of view only.
- The applicant should abide by the rules and regulations of the WRD from time to time.

Failing to follow any of the above conditions, WRD reserves the right to withdraw the report on inundation point of view and the applicant shall not be eligible for any compensation whatsoever.

(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 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.T1/13452/NOC/CMDA/2015/DATED:24.04.2016, 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
- 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 APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO. 59
L.O 2020

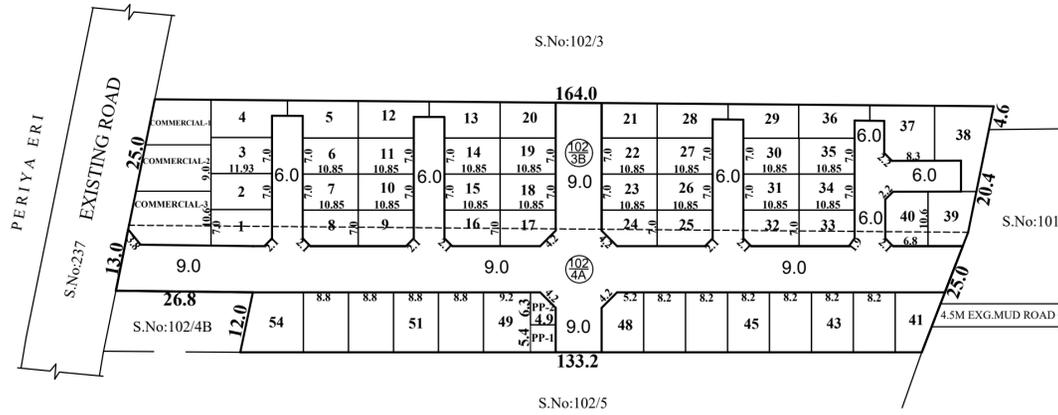
APPROVED

VIDE LETTER NO : L1 / 18885 / 2019

DATE : 7 / 08 / 2020

OFFICE COPY

FOR CHIEF PLANNER(LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



ST.THOMAS MOUNT PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos. 102/3B AND 102/4A OF AGARAMTHEN VILLAGE.

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