

TOTAL EXTENT (AS PER DOCUMENT) : 3176 Sq.M
ROAD AREA : 1204 Sq.M
PUBLIC PURPOSE AREA (1%) : 22 Sq.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 11.0 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 11.0 Sq.m
EWS PLOTS (1927 Sq.M) : 32 Nos.
CONVENIENCE SHOP SITE : 1 No

NOTE:

- SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.
- ROAD AREA } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
- PUBLIC PURPOSE-1 (0.5%) } DOC.NO: 4666/2020, DATED:07.07.2020 @ SRO, THIRUVALLUR
- PUBLIC PURPOSE-2 (0.5%) } WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED
 DOC.NO: 4665/2020, DATED:07.07.2020 @ SRO, THIRUVALLUR

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB / T5(3) / F- INUNDATION - NATHAMEDU PAKKAM / 2020 / DATED. 17.09.2020, 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 with proper compaction to the level of (+)16.490m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling is 2.30m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)16.490m (i.e. 1.40m above the Crest level (+)15.090m of Pakkam Thangal tank on Eastern side of the applicant site.

2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 1.20m x 0.75m and 0.90m x 0.60m (peripheral & lateral), rainwater harvesting, roads with side drain and sewerage alignment & 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 should not be let into the 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 drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.

3. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular dated. 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

4. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the Eastern & Southern side in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the proposed channel on the Western side in S.F.No.521/1 without any encroachments and should be maintained properly.

5. 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.

6. 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 genuineness of the documents submitted.

7. The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicants to encroach the PWD / Government Lands.

8. The applicant should not carry out any other cross masonry structures across the channel and if necessary prior permission from PWD/WRD department should be obtained.

9. 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.

10. 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.

11. The proposed Channel in S.F.No.521/1 runs on Western side of the applicant site along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicant's land stretch (upto their stretch) as per the FMB at the applicant's 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 channel as specified by this department and along the stretch of applicant's land should be maintained properly without any change and no encroachments.

12. The Government supply channel S.F.No.521/1 on Western side of the stretch abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should provide 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 for free flow of water at his own cost within the proposed land.

13. 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/garbage should not be dumped into the channel, Government lands etc at any cost. The applicant should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into channel, kuttai, Government lands etc, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

14. The applicant should not object at any time for the maintenance work/improvements work of the channel to be carried out by PWD/WRD. The applicant should give an undertaking in writing to the effect stating that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records [FMB] which are to be carried out by PWD/WRD in future periodically. The truthness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department for physical verification. The legal validity of this document should be verified and ensured by the Development / Revenue authorities.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion on Inundation point of view to the above proposed site and in that event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

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

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 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 THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- INUNDATION - NATHAMEDU PAKKAM / DATED: 17.09.2020, 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 THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE -1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE -2 GIFTED TO THE TANGEDCO
- EWS
- CHANNEL
- CONVENIENCE SHOP
- NO DEVELOPMENT

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 : 79
L.O NO : 2020

APPROVED

VIDE LETTER NO : L1 / 17583 / 2020

DATE : 29 / 09 / 2020

OFFICE COPY

FOR CHIEF PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



THIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 519/2C2A OF NATHAMEDU (PAKKAM-B) VILLAGE.

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

