

NOTE:

1. SPLAY - 1.5M x 1.5M

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

3. ☐ ROAD AREA

☐ PARK

☐ PUBLIC PURPOSE-1

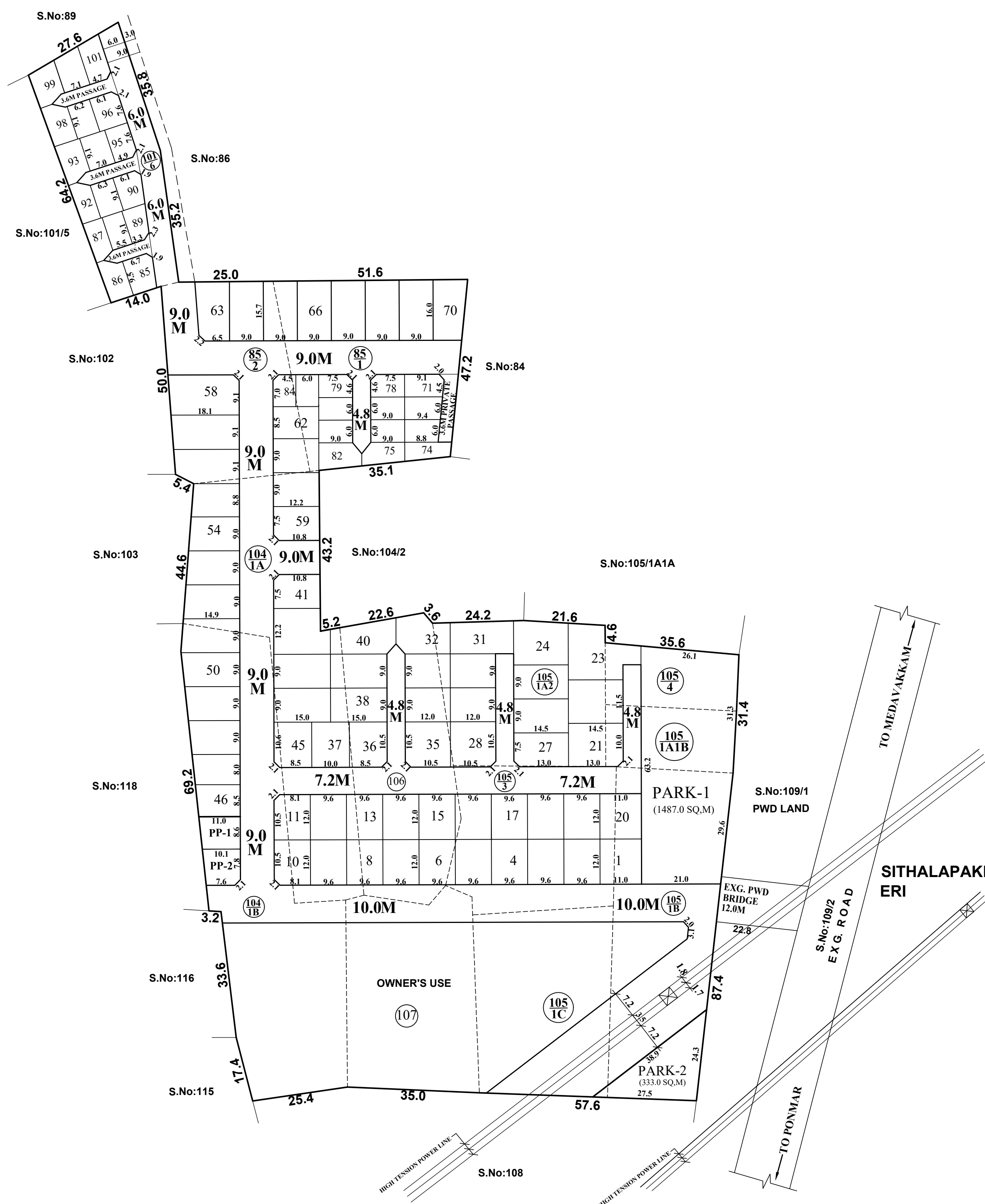
☐ PUBLIC PURPOSE-2

(RESERVED FOR TANGCED)

— WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO:8762/2021, DATED:30.07.2021 AT SRO, SELAIYUR.

[illegible]

- [illegible]



1. The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+)0.030m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 300mm depth to achieve the required degree of compaction for the depth varying from 2.06m to 3.26m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)0.030m and is 1.45m above the crest top level of Sittalpakam tank as (+)1.585m.

2. The all round pavement level within the site should not be less than (+)0.303m. The applicant should provide all-round and interior storm water drainage network, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drains abutting the applicant's land. The applicant should provide the drainage network at their own cost and the same is to be connected to the natural storm water drainage channel. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.

- 3.The applicants should provide rain water harvesting arrangements in the site at their own cost after getting prior approval from competent authority.
- 4.The applicants should make necessary arrangements for the sewerage treatment with necessary suitable arrangements for its disposal should be made by the applicant at his own cost within the premises only after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per the norms in existence and as amended from time to time and should not be let into the nearby channel or storm water drain without treatment.
- The sewage or any unhygienic drainage should not be let into the drain/channel course tank 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 storm water drainage or channel.
- 5.The applicants should make his own arrangements to collect the debris and garbages within the premises during the construction of building and the same has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control Board and other departments concerned and should not be dumped in the nearby channel/drain public places, roads etc.
- 6.The applicants should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved and qualified Structural Engineer for the construction of proposed building.
- 7.The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and PWD/WRD specifically recommend only for foundation point of view. They are solely responsible for the structural safety and stability of the proposed building, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction.
- 8.The applicants should clearly demarcate the boundary of their land especially on South side as per Revenue records (FMB) in presence of Revenue and PWD/WRD authorities before the commencement of any developmental activities and should not encroach the Government land (S.No.84/1 & 109/1) at any cost.The applicants should provide a pucca compound wall all-around the proposed site if necessary and the necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA The CMDA should issue completion certificate only after obtaining compliance certificate NCC from PWD/WRD.
- 9.The permission granted to the applicants 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 applicants are solely responsible of genuinity of the documents submitted.
- 10.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 the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands
- 11.The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.
- 12.The applicants lands seem to be ryotwari land which would be classified as wet lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicants 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.
- 13.During preparation of building plan, specifically the peripheral layout road or open space should be provided on Southern side along the water spread area should be provided which is necessary for carrying the maintenance improvement/ development works by PWD/WRD in future periodically.
- The applicants should not object to provide adequate passage in the Southern side to facilitate access to the site without any hindrance to the movement of heavy machinery for executing the maintenance/improvement/development works by PWD/WRD in future periodically
- 14.The applicants should not object at any time for the maintenance work / improvements work of the tank to be carried out by PWD/WRD. The applicants should not dump the garbages/debris in the tank and avoid the sewage water into the tank, etc. The applicants 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.
- 15.The applicants should abide all the terms and conditions stipulated in this office letter No DB / T-3(5) / F - Madambakkam / 2018 / 05.04.2018 regarding temporary permission for construction of RCC bridge in S.F.No. 109/1 of Madambakkam village.
- The owner 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. The legal validity of this document should be verified by the Development / Revenue authorities. The specific reference to the ownership of the land is not to be taken into consideration in respect to the physical location of land.
- Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the Technical opinion report on inundation point of view to the above proposed site and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.
- (11) TNCDBR-2019 RULE No. 47 (b) & G.O.Ms.No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS, APPROVED IN G.O.Ms.No.16, MAWS (MAD) DEPARTMENT DATED 31.01.2020 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 65% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGECODU OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.**
- (IV) TNCDBR-2019, RULE No.47 (b) & AMENDMENTS PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020**
- THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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.**

(V) 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.

(VI) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO. தஞ் ௨(3)/௧௭.௧௭.௧௭/மதுகாமமாணாடம்பாக் கெட்டுநாள்:03.04.20௧௭ AND LETTER NO.DB/T5(3) / F - MADAMBAKKAM - INUNDATION / 2019 / DATED: 31.07.2019, AND SHALL OBTAIN A LETTER FROM PWD/WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VII) THE APPLICANT HAS TO OBTAIN SPECIFIC REMARKS ON INUNDATION POINT OF VIEW AND THE APPROACH ROAD / ACCESS FOR THE SITE UNDER REFERENCE WITH RESPECT TO THE PROPOSED DEVELOPMENT OF LAYOUT OF HOUSE SITES, BEFORE OBTAINING FINAL APPROVAL FROM THE LOCAL BODY.

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

LEGEND:

☐ SITE BOUNDARY ☐ PUBLIC PURPOSE -1 GIFTED TO LOCAL BODY
☐ PUBLIC PURPOSE -1 GIFTED TO TANGEROON **CONDITIONS:**

☐ ROADS GIFTED TO LOCAL BODY ☐ PUBLIC PURPOSE -2 GIFTED TO TANGEDCO
☐ EXISTING ROAD ☐ E.W.S

☐ PARK GIFTED TO LOCAL BODY ☐ ERI

	BODY CONCERNED.
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P.P.D NO : 167

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)	L.O	2021
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Nos. 6912 & 6913 of 2019.

APPROVED

WIRE LETTER NO. LAUGHT 4/2024/13

DATE : 15 / 11 / 2021

		DATE : 15/11/2021

NCHAYAT

OFFICE COPY
FOR MEMBER SECRETARY

105/1A1B, 1A2, 1B, 1C, 3, & 105/4 (105/1A1A AS PER DOCUMENT)

3, 103/1A1B, 1A2, 1B, 1C, 3, & 103/4 (103/1A1A AS PER DOCUMENT)






SCALE - 1 : 800 (ALL DIMENSIONS ARE IN METRE.)

<u>CONDITIONS:</u> THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.	
<u>P.P.D</u> <u>L.O</u>	NO : <u>167</u> 2021
APPROVED	
VIDE LETTER NO : 0024 / 2021	
DATE	: 15 / 11 / 2021
OFFICE COPY FOR MEMBER SECRETARY CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY	
