

SITE EXTENT (AS PER DOCUMENT) : **1651 Sq.M**
No. OF PLOTS : **2 Nos.**

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI - 5 IN LETTER NO. DB/T5(3) F- KOLATHUVANCHERY / 2021 / M / 19.11.2021 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The existing ground level of the site should be raised to minimum level of (+14.500m (i.e) 4.21m below the sluice No. 4 sill level as (+).18.710m, with filling varies from 2.66m to 2.70m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)14.500m. Hence, it is suggested for regular habitation above the assessed MFL level of (+)13.900m MSL to counteract the problem of extreme flooding.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with road side drain and sewerage treatment and its disposal & 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 (treated or untreated) should not be let into the drain/channel/odai 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 their own cost and the same is to be connected to the natural storm water drainage or channel/odai.
- The applicant should provide stilt floor so as to safe guard the public lives during flood seasons and should be kept vacant during flood season without fail.
- The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No.4367 / 2019- BA2 / 13.03.2019) especially on Northern side during development. And there should not be any construction activities carried out in this set back areas since In future. the Government may plan to develop the channel in the above mentioned set back areas in future.
- The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the S.No. 130 - North & 123 & 127 - South side in the presence of Revenue and PWD / WRD authorities. The applicant should also maintain the measurement of the channel on the Northern side without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at their own cost.
- The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.
- If the applicants need to construct a permanent compound wall on the all- round the boundary of the site, it should be executed only after clearly demarcating the boundary by the Revenue Department officials and PWD/WRD officials. The Government land should not be encroached at any cost (ie.channel in S.F.No.347/2 & 344/2).
- The PWD/WRD officers should be allowed to inspect the site at any time i.e., 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 on inundation point of view and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
- The permission granted to the applicant should not be altered/modified/changed to any others. Based on the records submitted by the to be applicants the permission is granted If any documents seem fake/manipulated/fabricated in future the above permission will be cancelled without any correspondence Hence, the applicant is solely responsible of genuinity of the documents submitted.
- 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.
- The applicant lands seem to be ryotwari land which would be classified as wet. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicant 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 as well as confirming this proposed site boundaries.
- The applicants should not object at any time for the maintenance work / improvements work of the channel to be carried out by PWD/WRD. The applicants should not dump the garbages/debris in the channel, and avoid the sewage water into the channel, etc.. 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] are to be carried out by PWD/WRD in future periodically.
- The channel course in S.No.130 - North & 123 & 127 - South side along the boundary of applicants land should be completely desilted and resectioned by constructing retaining wall on either side as well as bed lining concrete of the drain as per the FMB at the applicants own cost. The bed level of the above course 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 drain as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any, change and no encroachments
- The Government surplus course stretch abutting the applicant boundary in S No.130 - North & 123 & 127 - South side should be marked as per FMB and monitored and maintained by the applicant at her own cost. The width of the course should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field drain should be maintained The applicant should make necessary periodical arrangements for free flow of water through the existing drain to the downside area within the proposed layout site. Also, the applicant should desilt the drain periodically and remove the obstruction then and there, without any hindrance for free flow of water at her own cost within the proposed land, even after the completion of project also.
- 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.

The owner of the document received from the applicants 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, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) F- KOLATHUVANCHERY / 2021 / M / DATED: 19.11.2021, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION 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
- EXISTING ROAD
- CHANNEL
- 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 SUB-DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : **184**
L.O **2021**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0092 / 2021

DATE : 13 / 12 / 2021

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION

SUB-DIVISION OF HOUSE SITES IN S.No. 125/3 OF KOLATHUVANCHERI VILLAGE.

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