

SITE EXTENT (AS PER DOCUMENT)	:	8094 SQ.M
ROAD AREA (28%)	:	2282 SQ.M
PLOTTABLE AREA (72%)	:	5812 SQ.M
OSR EXEMPTED UPTO	:	3000 SQ.M
BALANCE AREA	:	2812 SQ.M
10% OSR REQUIRED	:	281 SQ.M
OSR CHARGES TO BE COLLECTED	:	281 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	58 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2)	:	59 SQ.M
<small>PUBLIC PURPOSE-1 : 30.0 SQ.M</small>		
<small>PUBLIC PURPOSE-2 : 29.0 SQ.M</small>		
TOTAL NO. OF PLOTS	:	50 Nos
COMMERCIAL SITE	:	2 Nos

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ROAD AREA PUBLIC PURPOSE-1 PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO) | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:8617/2022, DATED:09.09.2022 @ SRO,TAMBARAM. |
|---|---|--|

(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 - NOC 2142 - AGARAMTHEN VILLAGE / 2022 / DATED 23.03.2022, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicants' land should be filled with earth with proper compaction to the level of (+) 12.160m 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 varying from 1.080m to 1.330 m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 12.160m (1.e) 1.26m above the crest level of Agaramthen Tank (+) 10.900 on Western side of the applicant to avoid inundation during the flood periods. The all round payment level of the proposed site should not be less than (+) 12.160m.

2. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of peripheral drain of size not less than 0.90m x 0.60m & lateral of suitable sizes and the same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into 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 applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel

3. The necessary setback distance should be provided within their land 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) during development and there should not be any construction. The CMDA should issue the completion certificate only after obtaining compliance certificate from WRD

4. The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue authorities.

5. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

6. 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 my documents seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence and deposited amount for caution deposit will not be refunded. Hence, the applicants are solely responsible of genuinity of the documents submitted.

7. The 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 WRD officers concerned before commencement of work.

8. The applicants' lands are seem to be ryotwari land which would be classified as other lands. Hence, these lands are to be converted into other 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 as well as confirming this proposed site boundaries.

9 WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD / Government Lands / Channel.

The trueness of the document received from the applicants in respect to the ownership is purely of applicants 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, WRD reserves rights to withdraw the Technical opinion along with NOC on inundation point of view for the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) 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 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR-2019, RULE NO: 47 (9) & 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.

(IV) 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F - NOC 2142 - AGARAMTHEN VILLAGE / 2022 / M / DATED:23.03.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

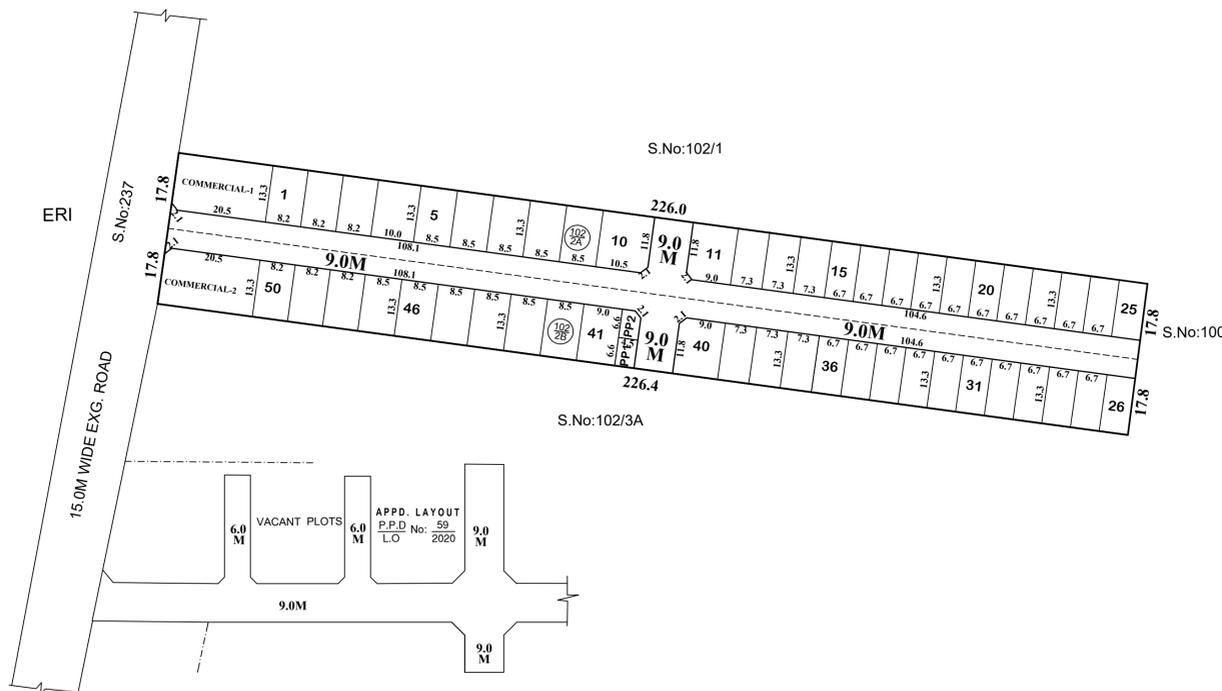
(VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

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

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- COMMERCIAL
- WATER BODY

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.



ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No. 102/2A & 102/2B OF AGARAMTHEN VILLAGE.

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

CONDITIONS:

THE SUB-DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : 125
L.O : 2022

APPROVED

VIDE LETTER NO : LAYOUT-1 / 9224 / 2022
DATE : 16 / 09 / 2022

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

