

**TOTAL EXTENT** (AS PER PATTA) : **9650 SQ.M**  
**ROAD AREA** : **2646 SQ.M**  
**PUBLIC PURPOSE AREA (1%)** : **72 SQ.M**  
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 36 SQ.M)  
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 36 SQ.M)  
**NO. OF PLOTS** : **71 Nos.**

**NOTE:**

- SPLAY-1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

- ROAD AREA
- PUBLIC PURPOSE AREA-1
- PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 17032 / 2022 , DATED: 14.12.2022, @ SRO REDHILLS.

**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- 16545 NOC - SOTHUPAKKAM VILLAGE / 2022 / DATED 02.11.2022. 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 (+)11.500m 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 a depth varying from 0.94m to 0.96m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)11.500m (i.e 1.00m above the Sothupakkam tank Weir FTL as (+)10.500m) Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor as well as dewatering arrangements during flood penods.

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per site condition rainwater harvesting roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within this applicant land according to the existing Jules a force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel 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/drain/water body.

3.The necessary setback distance should be provided with in the site especially on East & South 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 Dated 13:03:2019) during development and there should not be any construction activities in the set back areas in future also The CMDA should issue the completion certificate only after obtaining compliance certificate from WBD.

4.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially on the East & South side in the presence of Revenue and WRD authorities. The applicant should not encroached any government lands and the same should be maintained as per Revenue records (FMB).

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

6.The applicant should not object at any time for the maintenance work improvements work of the tank which is proposed to be carried out by WRD. 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), which are proposed to be carried out by WRD in future periodically.

7.The permission granted to the applicant should not be altered / modified / charged to any others. Based on the records submitted by 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 genuinity of the documents submitted.

8.The WRD officers should be allowed to inspect the site at any time during calculation and thereafter, if necessary Advance intimation should be given to the WRO officers concerned before commencement of work.

9.The applicant should get clearance certificate for this 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.The Channel in SF.No.73 on South side of the applicant land should be completely desisted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants 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 WRD Executive Engine Moreover. the width of entire channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained property without any change and without encroachments.

11.The Government Channel in SF No.73 & 71 water body stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicants at their 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 make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicants should de-sill the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.

12.The applicants should not carry out any other cross masonry structures across the channel as well as in water body on South & East respectively without prior permission from WRD.

13.The sewage water from the applicant's land should not let into the channel 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/ garbages should not be dumped into the channel. 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 field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

14. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD / Government Lands / Channel. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

The owner of the document received from the applicant 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 and culvert 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 applicant 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 31.1.2020 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 (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

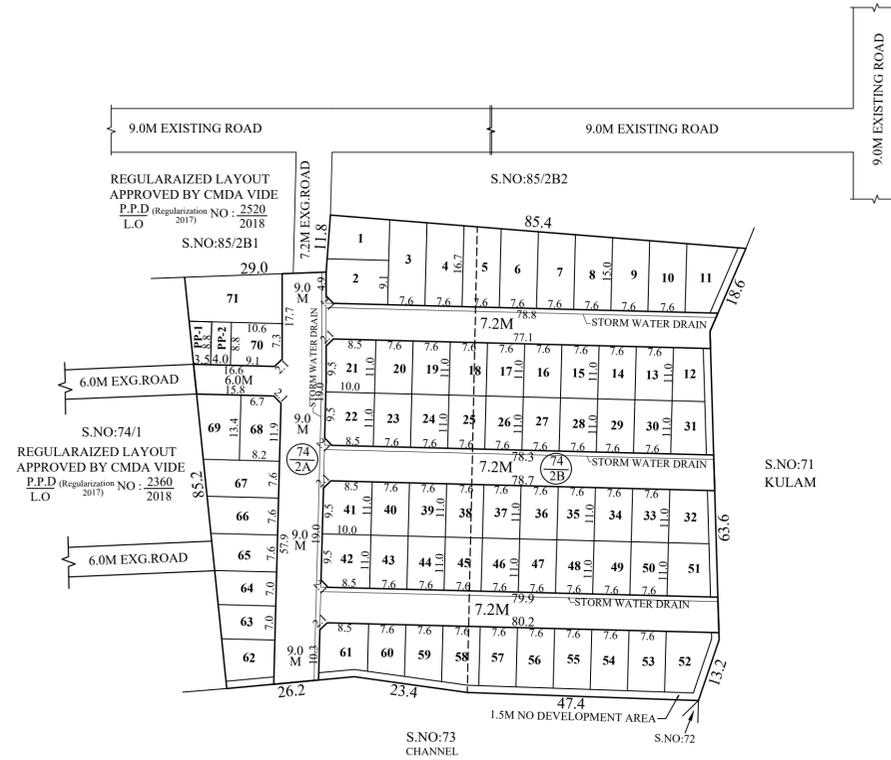
**(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F- 16545 NOC-SOTHUPAKKAM VILLAGE / 2022 / DATED 02.11.2022. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

**(V) 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

**LEGEND :**

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



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

P.P.D NO : 196  
L.O : 2022

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0119 / 2022  
DATE : 26 / 12 / 2022

OFFICE COPY

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

