

SITE EXTENT (AS PER DOCUMENT) : **8417 SQ.M**
ROAD AREA : **1762 SQ.M**
PUBLIC PURPOSE AREA (1%) : **68 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 33 SQ.M
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 35 SQ.M
NO.OF.PLOTS : **15 Nos.**

NOTE:

1.SPLAY - 1.5M X 1.5M, 3.0M X 3.0M

2.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3. 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.9613/2021 DATED;19.07.2021, @ SRO AMBATTUR.

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI - 5 IN LETTER NO.DB/T5(3) / F- 004479 - KOVILPATHAGAI / 2019 / 11.06.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The existing ground level of the site should be raised to minimum level of (+) 23.320m (i.e) 1.59m below crest level of Kovilpathagai Tank (+)24.910m with an average filling 2.17 to 2.27m 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 (+)23.320m..

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral). Rainwater harvesting roads (peripheral & lateral) and sewerage alignment & garbages/debris and other solid waste management as per norms in existence within the applicant 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 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 their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

3.The permission granted to the applicant should not be altered/modified/changed to any others. Based on the Revenue 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. If there is any discrepancy or any other encroachments activities held at the applicant site in the future.

4.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. 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 NOC from PWD/WRD.

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 applicant clearly demarcates the boundary as per revenue records in presence of Revenue authorities and PWD/WRD authorities without fail. The applicant should not encroach the Government land/channel.

7.The applicant for their land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body.

8.During preparation of layout roads, specifically the peripheral layout road on in between the applicant site along the channel course should be provided which is necessity for carrying the maintenance/improvement/development works by PWD/WRD in future periodically.

The applicant should not object to provide adequate passage in the Eastern side to facilitate access to the site without any hindrance to the movement of heavy machinery carrying the maintenance/improvement/development works by PWD/WRD in future periodically.

9.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 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.

10.The applicant should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.

The trueness 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 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 what so ever and 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 (11)

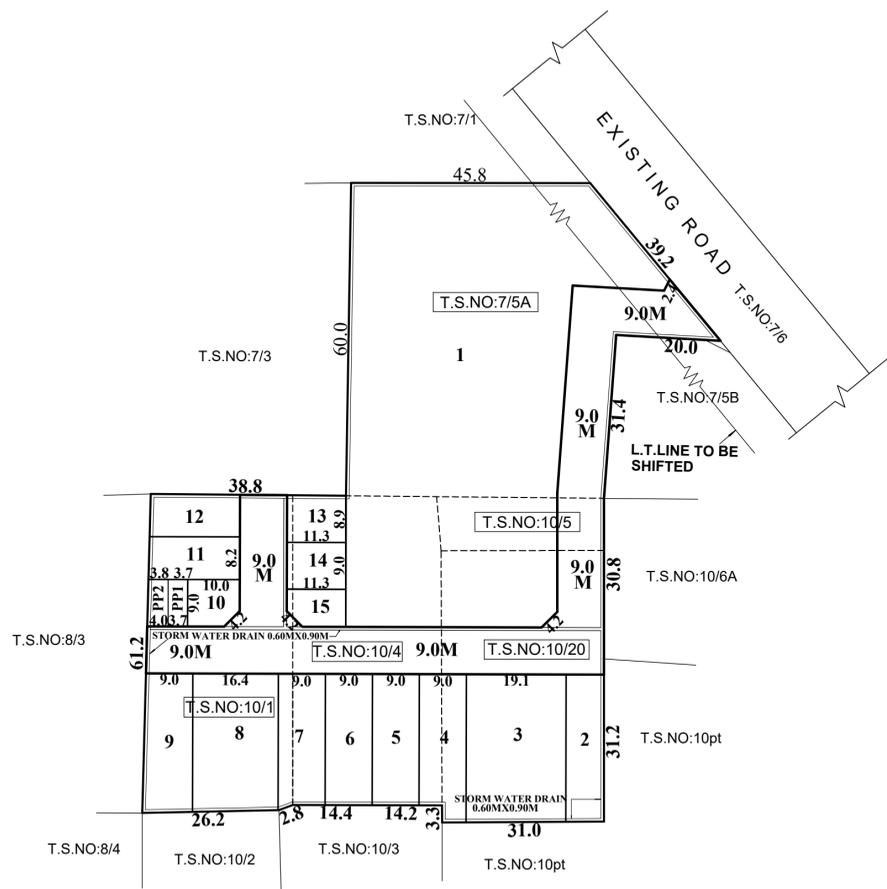
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- 004479 - KOVILPATHAGAI / 2019 / 11.06.2019, 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 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 : **40**
L.O 2022

APPROVED

VIDE LETTER NO : **L1/14733 / 2019**
DATE : **7 / 04 / 2022**

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



AVADI CITY MUNICIPAL CORPORATION

LAYOUT OF HOUSE SITES IN PRESENT T.S.Nos: 7/5A, 10/1,4,5 & 10/20 (OLD S.Nos.221/2A,3, 222/1pt,2,3,4pt, 235/1,2pt,6,7,8,9pt) WARD-C, BLOCK No.17 OF KOVILPATHAGAI VILLAGE.

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