

**SITE EXTENT** (AS PER DOCUMENT) = **9348 Sq.M**  
**ROAD AREA** = **2979 Sq.M**  
**PUBLIC PURPOSE PROVIDED (1 & 2)** = **68 Sq.M**  
 PUBLIC PURPOSE SITE - 1 = 34 Sq.M (RESERVED FOR LOCAL BODY)  
 PUBLIC PURPOSE SITE - 2 = 34 Sq.M (RESERVED FOR TANGEDCO)  
**NO. OF PLOTS** = **43 Nos.**

**NOTE:**

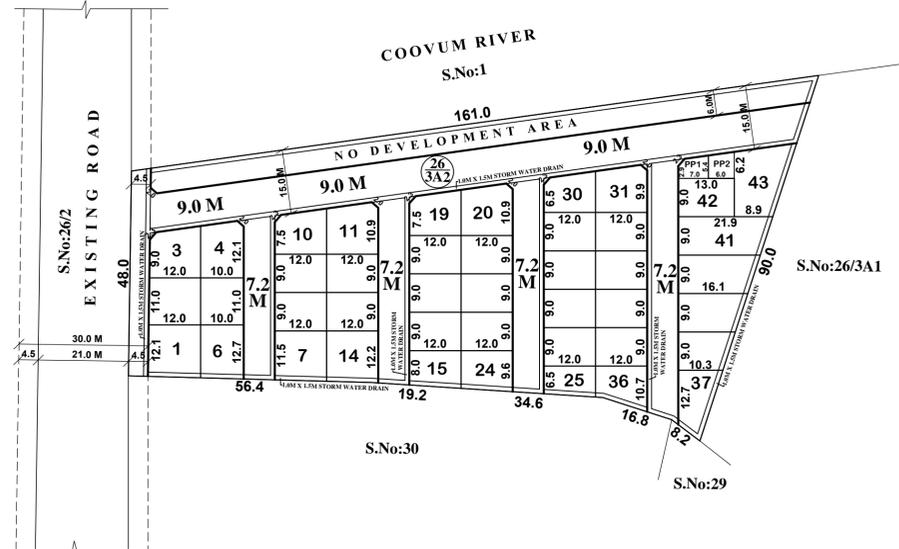
- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>ROAD AREA</li> <li>PUBLIC PURPOSE AREA-1 (RESERVED FOR TANGEDCO)</li> <li>PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)</li> </ul> | } WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED<br>DOC. NO: 9982 / 2022, DATED: 17 / 05 / 2022 @ SRO, KUNRATHUR |
|---|---|

**CONDITIONS :**

- (I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/T5(3) / F-NOC NOOMBAL MADURA MADHIRAVEDU-INUNDATION/2022/DATED.19.01.2022. 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 (+)18.320M (i.e) 4.67M ABOVE THE SILL LEVEL OF THIRUVERKADU ROAD BRIDGE (LS 23940M) WHICH IS (+)13.645M OF WESTERN SIDE WITH FILLING VARIES FROM 0.26M TO 1.38M 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 (+)18.320M. IT IS SUGGESTED THAT THE REGULAR HABITATION SHOULD NOT BE BELOW FIRST FLOOR LEVEL AND ALSO SHOULD PROVIDE AS STILT FLOOR DURING CONSTRUCTION. THE RESIDENT SHOULD RESIDE ONLY IN THE FIRST FLOOR SINCE COOVUM RIVER IS ADJACENT TO THE SITE. ALSO, THE APPLICANT 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.
  - THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK (PERIPHARAL & LATERAL), RAINWATER HARVESTING,ROADS & ROAD SIDE DRAIN, SEWERAGE TREATMENT PLANT & 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 RIVER/DRAIN/CHANNEL COURSE AT ANY COST AND THE DEBRIS AND OTHER MATERIALS SHOULD NOT BE DUMPED INTO THE RIVER/DRAIN/CHANNEL COURSE OBSTRUCTING FREE FLOW OF WATER. THE APPLICANT SHOULD MAKE DRAIN NETWORKS AT HIS OWN COST WITHIN THE SITE AND THE SAME IS TO BE CONNECTED TO THE NATURAL STORM WATER DRAINAGE OR CHANNEL OR RIVER ON NORTHERN SIDE.
  - THE APPLICANT SHOULD CLEARLY DEMARCATHE HIS BOUNDARY ESPECIALLY ON THE ABUTTING THE RIVER ON NORTHERN SIDE OF NOOMBAL MADURA MADHIRAVEDU VILLAGE BEFORE THE COMMENCEMENT OF DEVELOPMENT ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCROACH THE RIVER ABUTTING THE LAND.
  - THE APPLICANT SHOULD PROVIDE THE NECESSARY SETBACK DISTANCE (NOT LESS THAN 15M) 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) AT HIS OWN LAND, ESPECIALLY ON NORTH, SHOULD BE PROVIDED ALL ALONG THE BOUNDARY OF COOVUM RIVER WHICH IS NECESSARY FOR CARRYING THE MAINTENANCE / IMPROVEMENT / DEVELOPMENT WORKS BY WRD/CRRT IN FUTURE PERIODICALLY. THE WRD OFFICIALS AND MACHINERIES SHOULD BE ALLOWED INSIDE FOR CARRYING OUT MAINTENANCE / PERIODICAL WORKS IN COOVUM RIVER WITHOUT ANY OBJECTIONS. NO PERMANENT CONSTRUCTION ACTIVITIES IN THE SET BACK AREA AS PER CMDA NORMS SHOULD BE EXECUTED.
  - THE APPLICANT 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 PROPOSED TO BE CARRIED OUT BY WRD/CRRT IN FUTURE PERIODICALLY.
  - IF THE APPLICANT NEED TO CONSTRUCT A PERMANENT COMPOUND WALL ON THE ALL-ROUND THE BOUNDARY OF THE SITE, IT SHOULD BE EXECUTED AFTER CLEARLY DEMARCATING THE BOUNDARY BY THE REVENUE DEPARTMENT OFFICIALS AND IN PRESENCE OF WRD OFFICIALS ESPECIALLY ON NORTHERN SIDE. THE GOVERNMENT LAND SHOULD NOT BE ENCROACHED AT ANY COST.  
THE PROPOSED SITE SHOULD BE WELL PROTECTED WITH FLOOD PROTECTION WALL ALONG THE BOUNDARY ADJACENT TO THE COOVUM RIVER RIGHT BANK IN ORDER TO SAFEGUARD AGAINST INUNDATION. THE APPLICANT SHOULD NOT CONSTRUCT ANY CROSS / ALONG MASONRY STRUCTURES IN COOVUM RIVER AND IF FOUND NECESSARY, PRIOR APPROVAL FROM THE WRD SHOULD BE OBTAINED. IF ANY DAMAGES OCCURRED TO THE ABOVE SAID COURSE, IT SHOULD BE RESTORED TO THE ORIGINAL STANDARDS AT HIS OWN COST.
  - THE WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME, i.e. DURING EXECUTING AND THEREAFTER, IF NECESSARY. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF WORK. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
  - THE PERMISSION GRANTED TO THE APPLICANT, SHOULD NOT BE ALTERED/MODIFIED/CHANGED TO ANY OTHERS. BASED ON THE REVENUE DOCUMENTS SUBMITTED BY THE APPLICANT AND PURELY FIELD OBSERVATIONS, 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.
  - 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.
  - THE APPLICANT SHOULD GET CLEARANCE CERTIFICATE FOR HIS 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.
  - 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. THE NOC FOR THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
  - THE APPLICANT MUST GET THE CLEARANCES FROM ALL RELEVANT DEPARTMENTS SUCH AS MoEF, TN-SEIAA, POLLUTION CONTROL BOARD AND CRZ, CRRT, ETC., IF MANDATORY BEFORE EXECUTING THE PROJECT.  
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 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 THE RIGHT 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 WHAT SO EVER AS WELL AS LEGAL ENTITY.
- (II) LOCALBODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTERNO.DB/T5(3) / F-NOC NOOMBAL MADURA MADHIRAVEDU-INUNDATION/2022/DATED.19.01.2022 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- (III) 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.
- (IV) 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.
- ⊙ 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
- COOVUM RIVER
- NO DEVELOPMENT AREA



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

**P.P.D** NO : 65  
**L.O** 2022

**APPROVED**

VIDE LETTER NO : LAYOUT-1 / 0238 / 2021  
 DATE : 30 / 05 / 2022

**OFFICE COPY**

FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

