

TOTAL EXTENT (AS PER DOCUMENT) : 10650 SQ.M
EXISTING ROAD AREA : 1918 SQ.M
 (ALREADY GIFTED TO THE LOCAL BODY
 COMMISSIONER, ST.THOMAS MOUNT PANCHAYAT
 UNION VIDE GIFT DEED DOC.NO. 14238/2019)
PROPOSED ROAD AREA : 419 SQ.M
 (GIFTED TO THE LOCAL BODY VIDE
 DOC.NO:4221/2022, DATED:18.03.2022 @ SRO, SELAIYUR.)
PARK AREA : 834 SQ.M
PUBLIC PURPOSE AREA (1%) : 89 SQ.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 45 SQ.M
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 44 SQ.M
REGULAR PLOTS (1 TO 41) : 41 Nos
EWS PLOTS (42 TO 54) (871 SQ.M) : 13 Nos
TOTAL NO. OF PLOTS : 54 Nos
SHOP SITE : 1 No

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

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

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC.NO:4221/2022, DATED:18.03.2022 @ SRO, SELAIYUR.

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- 4006 OTTIYAMBAKKAM / 2022 / M / 11.05.2022, 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 filling with proper compaction to the minimum Level of (+) 5.600 m i.e. 0.825 m below the crest of the Ottiyambakkam Weir which is (+) 6.425 m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 0.940m to 1.045 m depending upon the existing field levels. Also, the applicants 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.
2. The all round pavement level within the site should not be less than (+)5.600 m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain (peripheral) of size not less than 1.20 x 0.90 m and lateral drain of suitable size as per prevailing site conditions. The same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.
3. 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 There should not be any hindrance to the free flow of internal drain to downstream.
4. The applicants should prepare the planning proposal by considering the suitable internal storm water drainage network with bed level as (+)4.500m and should be constructed within the applicant site, the Micro drain should be linked with Macro drain similarly the macro drain should be linked to local body drain / road drainage channel or Maduvu or Odai.
5. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue authorities. The applicants should also maintain the measurement surplus course (Odai) earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB).
6. The necessary setback distance (not less than 3.0m) should be provided within the site as per the norms in existence and as per the rules in force of CMDA (as per the 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 especially on North & South directions i.e. adjacent to Odai. 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 Odai in the above mentioned set back areas in future. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD
7. 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 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 genuineness of the documents submitted.
8. 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.
9. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law in both State & Central level from time to time.
10. 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.
11. The applicants' land and surrounding area is in low lying area, so during every monsoon period, there is a high possibility of flooding and accordingly the residents are requested to take care of their belongings under their own cost, since the regular habitation is not advisable below MFL
12. The applicants should not object at any time for the maintenance work / improvements work of the Odai to be carried out by WRD. The applicants 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
13. The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicants, and as well as the construction materials/debris/ garbages should not be dumped into the Odai/Maduvu at any cost.
14. At any cost, sewage/ sullage should not be let into Odai/Maduvu, and the garbages, debris and construction materials should not be dumped into the channel/tank restricting the free flow of water
15. Implementing this Long Term Flood Mitigation Project (LTFMP) is found imperative to technically permit over all development of these areas in and around DLF Garden City and TNSCB tenements The CMDA may be insisted to deposit Rs. 100.00 Crore for this Flood Mitigation Scheme from the Infrastructure and Amenities Charges (I & A) collected from these area layout and Residential Colony Developers and the amount specified may escalate based on SOR year in future
16. The applicants should not construct any cross masonry structures across or along the Odai or Madvu or surplus course without prior permission from this department. However if CMDA insists on culverts, the applicants should apply separately to this department for permission and construction of culvert.
17. 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. The NOC for their site issued from 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 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 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 (MAD) 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

(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-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- 4006 OTTIYAMBAKKAM / 2022 / M / 11.05.2022 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 | | PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY |
| | ROADS GIFTED TO LOCAL BODY | | PUBLIC PURPOSE-2 GIFTED TO TANGEDCO |
| | EXISTING ROAD | | CHANNEL |
| | PARK GIFTED TO LOCAL BODY | | NO DEVELOPMENT |
| | COMMERCIAL | | EWS |

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:

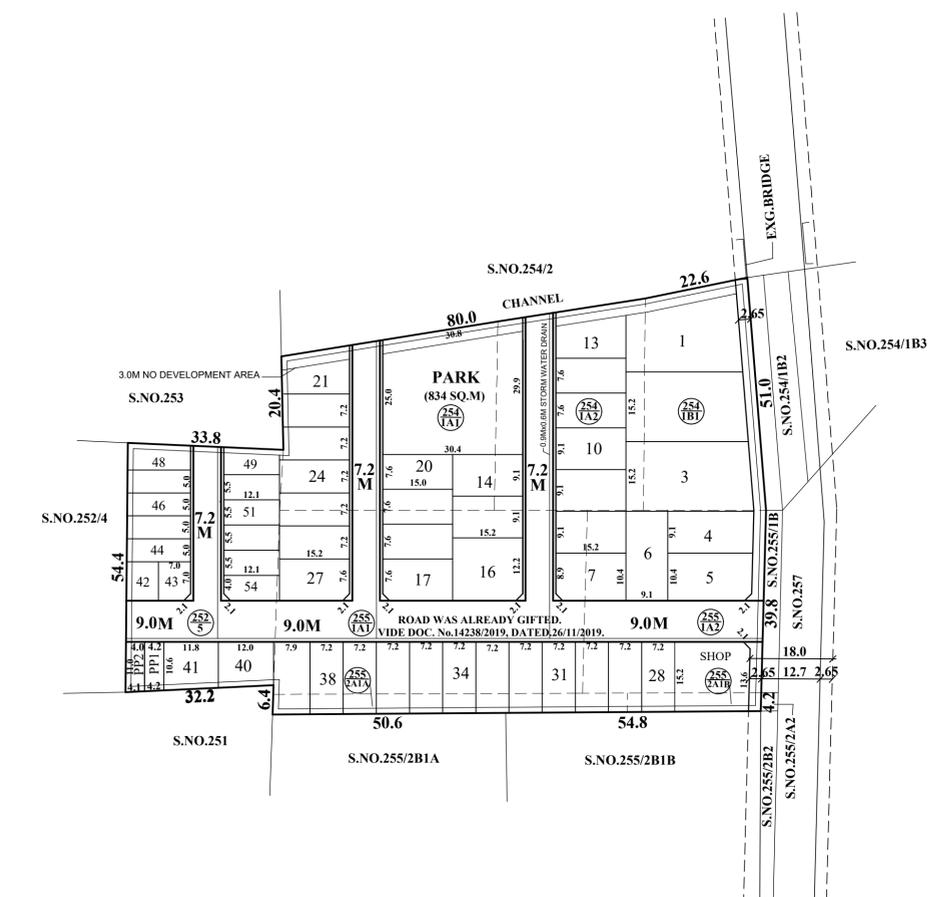
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : 69
 L.O NO : 2022

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0073 / 2021
 DATE : 07 / 06 / 2022

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



ST. THOMAS MOUNT PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos.252/5, 254/1A1, 1A2 & 1B1 AND 255/1A1, 1A2, 2A1A & 2A1B OF OTTIYAMBAKKAM VILLAGE.

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