

TOTAL EXTENT (LEAST EXTENT AS PER PATTA) : 8050 SQ.M
ROAD AREA : 1986 SQ.M
PUBLIC PURPOSE AREA (1%) : 65 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 32 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 33 SQ.M)
TOTAL NO.OF.PLOTS : 72 Nos.

NOTE:
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

<div></div>	ROAD AREA
<div></div>	PUBLIC PURPOSE AREA-1
<div></div>	PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

 } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.6943/2021, DATED:13.12.2021, @ SRO KONNUR.

CONDITIONS:
(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-AYANAMBAKKAM/2021/DATED:8.07.2021, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The applicants land should be filled with earth with proper compaction to the level of (+)18.140m 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 0.92 to 1.38m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)18.140m (i.e. i.e.0.95m above the crest level of Ayanambakkam Tank (+)17.190m on Western side of the applicant to avoid inundation during the heavy rains.
2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 0.90m x 0.60m (peripheral & lateral) instead of plan marked channel, rainwater harvesting, roads & road side drains, sewerage treatment and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicants' land according to the existing rules in 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 course at any cost and the debris and other materials should not be dumped into the drain/channel course 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.

3.The necessary setback distance should be provided 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 especially on North.

4.The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Northern side in the presence of Revenue and PWD / WRD authorities. The applicants should also maintain the measurement of the channel on the Northern side without any encroachments and should maintain as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at their own cost.

5.The Channel in S.F.No.539 runs on Northern side of the applicant site along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicants' land stretch (upto their stretch) as per the FMB at the applicants owncost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicants' land should be maintained properly without any change and no encroachments.

6.The Government field channel stretch abutting the applicant boundary in S.F.No.539 of Ayanampakkam village 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 found adjacent to their site to the downside area. Also, the applicant should de-silt 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, and even after the completion of project.

7.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.

8.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 genuinity of the documents submitted.

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

10.The applicants should not carry out any other cross masonry structures across the water courses (channel) prior permission from PWD/WRD department.

11.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.

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

13.The sewage water from the applicant's land should not let into the drain and for the disposal of the sewage water, 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 channel at any cost.

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.The applicants should not object at any time for the maintenance work / improvements work of the channel which are proposed to be carried out by PWD/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 PWD/WRD in future periodically.

15.The authorities concerned should verify and ensure the channel in S.F.No.539 is not encroached and maintained as per Revenue records measurement before issuing planning permission vide G.O.Ms.No.78 / H&UD (UD4(3) D / 04.05.2017 as well as Government orders, Government circulars, Hon'ble Supreme Court and High Court of Madras & NGT directions. If the channel found to be encroached or converted as road, the NOC of this department is null & void.

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 and ensured by the Development / Revenue authorities.

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the technical opinion on above survey number for inundation point of view and in that event, the applicants shall not be eligible for any compensation what so ever and as well as legal entity.

(II)TNCDBR-2019 RULE NO: 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) 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 BEOFRE 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-AYANAMBAKKAM/2021, DATE:08.07.2021 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
 - CHANNEL
 - 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.

THIRUVERKADU MUNICIPALITY
LAYOUT OF HOUSE SITES IN S.No.541/1B & 2A OF AYANAMBAKKAM VILLAGE.

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

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

P.P.D NO : 190
L.O 2021
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0186 / 2021
DATE : 21 / 12 / 2021

OFFICE COPY

FOR SENIOR PLANNER(LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

