



NOTE:

1. SPLAY-1.5MX1.5M

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3.

<input type="checkbox"/> ROAD AREA	}	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 6223/2021, DATED:07.12.2021, @ SRO POONAMALLEE.
<input type="checkbox"/> PARK AREA		
<input type="checkbox"/> PUBLIC PURPOSE AREA-1		
<input type="checkbox"/> PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)		

CONDITIONS :

1. THE FOLLOWING CONDITIONS OF PWD VIDTHE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.D/BT/35/JF-I-PARIYAKKAM/2019, DATED 23/04/2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY. (LOCAL BODY).
2. THE EXISTING GROUND LEVEL OF THE SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+0.980M) (G+0.90M ABOVE THE WEIR LEVEL) WITHIN THE WEIR LENGTH OF (+20.080M) OF VEERARAGAVAPURAM TANK. THE APPLICANT SHOULD MAINTAIN THE EXISTING GROUND LEVEL OF THE SITE TO NOT MORE THAN 0.05M ABOVE THE WEIR DEGREE OF CONTACT TO THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID FLOODING DURING THE HEAVY RAINS. THE ALL-ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+0.980M).
3. THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL, BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK (PERIPHERAL & LATERAL), RAINWATER HARVESTING, AND SEWAGE ALIGNMENT & GARBAGES/DEBRIS AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANT LAND ACCORDING TO THE APPLICANT'S OWN VARIATION AND SHOULD GET PROPER APPROVAL FROM THE COMPETENT AUTHORITY WITHIN THE APPLICANT LAND.
4. THE SEWAGE OR ANY UNHYGIENIC DRAINAGE SHOULD NOT BE LET INTO THE DRAIN/SURPLUS 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 DRAIN NETWORKS AT THEIR OWN COST AND THE SAME IS TO BE MAINTAINED BY THEM.
5. THE WIDTH OF THE SURPLUS COURSE EARMARKED IN THE FMB SKETCH SHOULD BE MAINTAINED WITHOUT ENCRANCHING AS PER REVENUE RECORDS & MEASUREMENTS AND ALSO SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE SURPLUS COURSE. IF ANY DAMAGES OCCURRED TO THE SAID COURSE, IT SHOULD BE RESTORED TO THE ORIGINAL STANDARDS AT THEIR OWN COST.
6. THE APPLICANT SHOULD NOT CONSTRUCT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS WITHOUT PRIOR PERMISSION FROM PWD/WRD.
7. 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 GINJ IN CONNECTION WITH INUNDATION ASPECTS AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCRANCH THE PWD / GOVERNMENT LANDS.
8. THE APPLICANT'S PERMISSION IS NOT TO BE 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 AND DEPOSITED AMOUNT FOR CAUTION DEPOSIT, LEASE REIT ETC., WILL NOT BE REFUNDED. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED.
9. THE APPLICANT SHOULD COMPLY WITH THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME. THE APPLICANT SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE AND CENTRAL GOVERNMENT FROM TIME TO TIME.
10. 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 APPLICANTS SHOULD NOT DUMP THE GARBAGES/DEBRIS IN THE CHANNEL AND AVOID THE SEWAGE WATER INTO THE CHANNEL ETC. THE APPLICANT SHOULD GIVE AN UNDERTAKING IN WRITING TO THE PWD/WRD THAT THE SITE OF THE CHANNEL WILL NOT BE OBSTRUCT IN CASE ANY MAINTENANCE/IMPROVEMENT/DEVELOPMENT WORKS AS PER REVENUE RECORDS (FMB) ARE TO BE CARRIED OUT BY PWD/WRD IN FUTURE PERIODICALLY.
11. THE TRUTHNESS OF THE DOCUMENT RECEIVED FROM THE APPLICANT IN RESPECT TO THE OWNERSHIP IS PURELY OF APPLICANT RESPONSIBILITY AND IT IS ONLY FOR REFERENCE PURPOSE. THE PWD/WRD DOES NOT TAKE LEGAL ACTION ON THE BASIS OF THE DOCUMENT RECEIVED FROM THE APPLICANT. THE APPLICANT SHOULD BE AWARE OF THE ABOVE AND FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION WITHIN THE 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 ACTION.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-I-PARIVAKKAM/2019, DATED 23.04.2019 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) & 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

IV)TNCDBR-2019, RULE NO : 47 (9) 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.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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.

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 :

- | | |
|--------------------------|---------------------------------------|
| <input type="checkbox"/> | SITE BOUNDARY |
| <input type="checkbox"/> | ROADS GIFTED TO LOCAL BODY |
| <input type="checkbox"/> | EXISTING ROAD |
| <input type="checkbox"/> | PARK GIFTED TO LOCAL BODY |
| <input type="checkbox"/> | PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY |
| <input type="checkbox"/> | PUBLIC PURPOSE-2 GIFTED TO TANGEDCO |
| <input type="checkbox"/> | E.W.S |
| <input type="checkbox"/> | CHANNEL |
| <input type="checkbox"/> | NO DEVELOPMENT AREA |
| <input type="checkbox"/> | COMMERCIAL |

CONDITION:-

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

P.P.D **NO.** **196**
L.O **2021**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0093 / 20
DATE : 30 / 12 / 2021

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



This Planning Permission Issued under New Rule TNCD BR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 3/3pt (AS PER PATTI), 7pt, 8, 9, 10, 11/1, 2, 12/1, 2A, 2B, 2C, 2D, 13/1, 3, 15, 16/1, 2Apt, 21pt, 22/1, 2pt, 23/1, 2Apt, 2Bpt, 24/1pt, 3pt, 26/2pt, 27/1pt, 2pt, 3pt, 37pt, 39, 40 & 41/1pt OF PARIVAKKAM VILLAGE.

SCALE - 1:800 (ALL MEAUREMENTS AREA IN METRE)