

SITE EXTENT (AS PER PATTA) **ROAD AREA NO.OF PLOTS**

NOTE:

1. SPLAY - 1.5M x 1.5M

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

3. _____ ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 9338 / 2023, DATED: 21.06.2023 @ SRO, REDHILLS

CONDITIONS :

BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicants land should be filled with earth filling with proper compaction to the minimum level of (+) 10.200 m i.e. 480m above the FTL of Perungavur Tank Weir rest level as (+) 9.720m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 30m depth to achieve required degree of compaction for the depth from 0.930m to 300 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 (+) 10.200m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size as per site condition within the site, and the same should be connected to local drain rainwater harvesting roads with road side drains and sewerage treatment plant and its disposal & garpages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should a proper approval, in the competent authority without fail. The sewage or any unhygienic (treated or untreated) 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 at any cost and the same is to be connected to the

natural storm water drainage or channel/drain .

3. The applicant should provide necessary setback distance within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the rules in force of the Commissioner of Town & Country Planning, Chennai-2 vide Roc No. 4367/2019-BA2/ Dated 13. 03 2019) during development and there should not be any construction activities in future also the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government land/ water body and the same should be maintained as it is in the Revenue records. 4. 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 genuinety of the documents submitted.

6. 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.

7. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

8. The applicants lands are seems to be Ryotwari land which would be classified as Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for this site from the Revenue department to make sure that the site is not an encroach 1 proretty from the water body as well as confirming this proposed site boundaries.

9. 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 / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

10. The sewage water from the applicant 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/ over/tank at any cost.

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 on inundation point of view to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity. (II) LOCALBODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-4739-22 MARAMBEDU VILLAGE 03310/2023/ DATED 05.05.2023 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 (11)

BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

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

SHOLAVARAM PANCHAYAT UNION LIMIT

SUB-DIVISION OF HOUSE SITES IN S.Nos: 8 / 3A2 & 4A1B OF MARAMBEDU VILLAGE.

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

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/T5(3)/F-4739-22 MARAMBEDU VILLAGE 03310/2023/ DATED 05.05.2023. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL

At any cost, sewage/sullage should not be let into river and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water

The owner of the document received from the applicants 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

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

	CONDITIONS:
	THE SUB-DIVISION APPROVED IS VAL SUBJECT TO OBTAINING SANCTION FRO THE LOCAL BODY CONCERNED.
	$\begin{array}{ c c c }\hline \underline{P.P.D} \\ \hline L.O \end{array} & NO : & \underline{181} \\\hline 2023 \end{array}$
	APPROVED
	VIDE LETTER NO : LAYOUT-1 / 0027 / 202
	DATE : 26 / 06 / 2023
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.	OFFICE COPY
	FOR SENIOR PLANNER (LAYOUT) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY



NAI METROPOLITAN