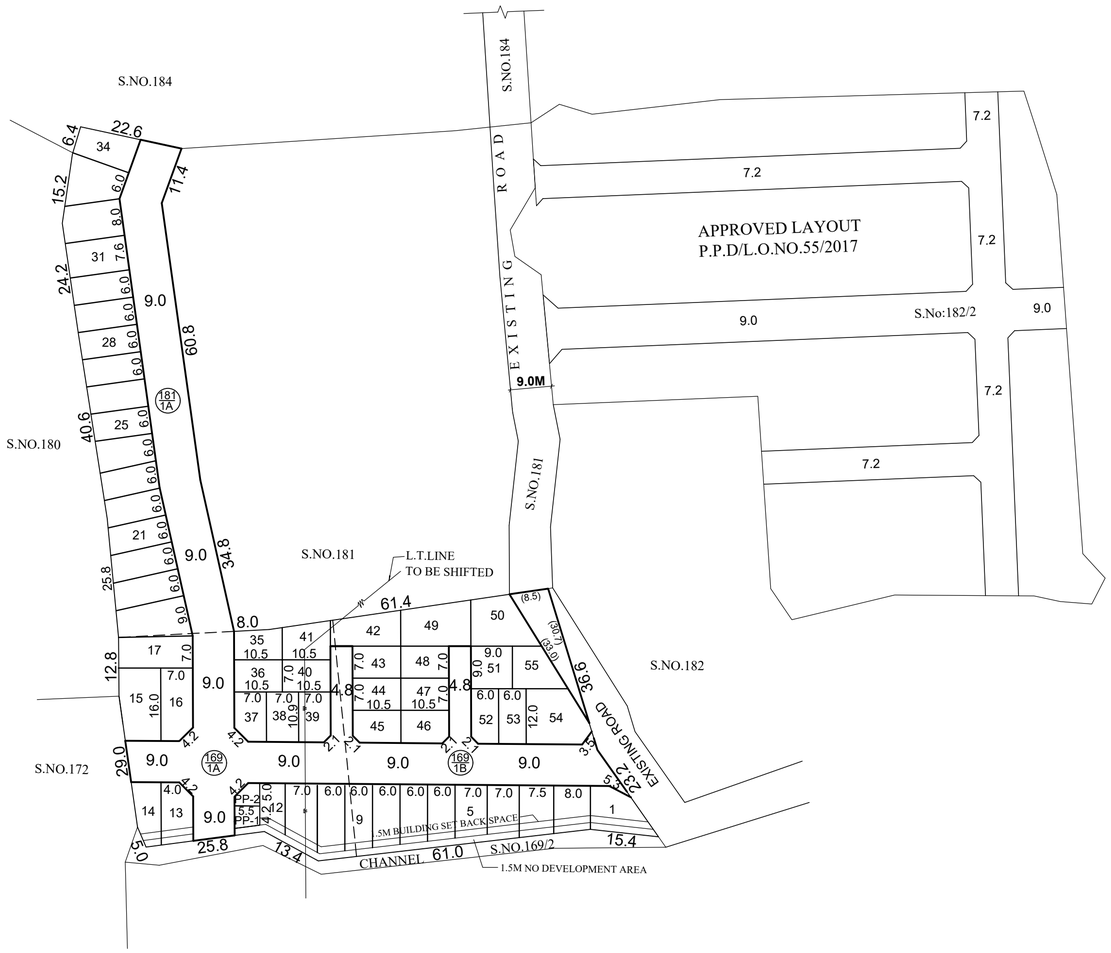

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT)	:	**7436 SQ.M**
ROAD AREA	:	**2584 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**51 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 25 SQ.M		
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 26 SQ.M		
NO.OF.PLOTS	:	**55 Nos.**

NOTE:

1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ROAD AREA / PUBLIC PURPOSE -1 (0.5%) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 14733/2019, DATED: 16.10.2019, @ SRO AVADI.
4. PUBLIC PURPOSE - 2 (0.5%) — WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.14732/2019, DATED: 16.10.2019, @ SRO AVADI.

CONDITIONS :

(I)THE FOLLOWING CONDITIONS MENTIONED BY PWD VIDE THE CE,WRD,CHENNAI REGION,CHEPAUK,CHENNAI-5 IN LETTER NO.DB/T5(3)/F-007825-I-THIRUNINDRAVUR-A/2019/24.09.2019 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 with proper compaction to the level of (+)30.550m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 1.79m to 1.87m depending upon the existing field levels in 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 and the existing applicant land should be raised to a level of (+)30.550m and i.e.0.64m above the sill level of Thiruninravur tank sluice No.2 as (+)29.910m.

2.The all-round entire pavement level within the site should not be less than(+)30.550m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage alignment & garbages/debris and other solid waste management as per norms in existence within the applicant 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 should not be let into the drain at any cost and the debris and construction materials should not be dumped into the drain obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.

3.The applicant should clearly demarcate his boundary especially on the Southern side abutting the drain in S.F.No. 169/2 & S.F. No. 172/1 on Western side before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel/river abutting the land.The necessary setback distance should be provided provided as per the norms in existence and as per the rules in force of CMDA.(circular-13.03.2019)

The width of the channel earmarked in the FMB sketch should be maintained without encroaching as per Revenue records & measurements and should maintain the hydraulic parameters of the drain. If any damages occurred to the said drain, it should be restored to the original standards at his own cost.

4..The drain in S.F. No. 169/2 & 172/1 along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side as well as bed lining concrete of the drain as per the FMB at the applicants own cost.The bed level of the above drain 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 field drainas per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and no encroachments at any cost.

5.The Government drain stretch abutting the applicant boundary in S.F.No. 169/2 &172/1 should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the drain should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field drain should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing drain to the downside area within the proposed layout site. Also, the applicant should desilt the drain periodically and remove the obstruction then and there, without any hindrance for free flow of water at his own cost within the proposed land, even after the completion of project also.

6.The applicant should not carry out any other cross masonry structures across the channel 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 execution and thereafter,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 applicant to encroach the PWD/Government Lands.

8.The applicant should consider that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records [FMB] are to be carried out by PWD/WRD in future periodically

9.The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the records submitted by the applicant, 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 will not be refunded. Hence, the applicant is solely responsible of genuinety of the documents submitted.

10.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.

11.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 waterbody.

12.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 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 effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records (FMB) are to be carried out by PWD/WRD in future periodically.

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

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, PWD/WRD reserves the rights to withdraw the Technical opinion report on inundation point of view to the above proposed site and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F-007825-I-Thiruninravur-A / 2019 / 24.09.2019. 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)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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 FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(IV)TNCDBR 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 ELCTRICITY 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
- 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.

CONDITION:-

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

P.P.D / L.O NO. 131 / 2019

APPROVED

VIDE LETTER NO : L1 / 10774 / 2019

DATE : 6 / 12 / 2019

OFFICE COPY

FOR CHIEF PLANNER(MSB/LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

THIRUNINDRAVUR SPECIAL GRADE TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 169/1A,1B AND S.No.181/1A OF THIRUNINDRAVUR 'A' VILLAGE.

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