

TOTAL EXTENT (AS PER PRO.LAYOUT PLAN) : 7886 Sq.M

ROAD AREA : 4392 Sq.M

PUBLIC PURPOSE AREA (1%) : 39 Sq.M

PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 20 Sq.m
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 19 Sq.m

TOTAL NO. OF PLOTS : 37 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

ROAD AREA	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 3578/2020, DATED: 23.03.2020 @ SRO, SELAIYUR.
PUBLIC PURPOSE-1 (0.5%)	
PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO)	

CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI - 5 IN LETTER NO.DB/TS(3) / F-INUNDATION - VENGAIVASAL / 2020 / DATED. 23.03.2020 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 (+), 11.500m 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 1.85m to 2.18m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)11.500m (i.e. 0.60m above the Crest level (+)10.900m of Vengaiwasal chitheri tank on Western side of the applicant site.
2. The applicants 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), rainwater harvesting, roads with side drain and sewerage alignment & garbage's/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 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/surplus 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 dated 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
4. The Promoter 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 Promoter should also maintain the measurement of the channel on the Northern side without any encroachment and should be maintained 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. If the Promoter needs to construct a permanent compound wall on the North boundary of their site, after marking the boundary by the Revenue Department, also in the presence of the WRD (PWD) officials and provide minimum set back distance at their land for maintaining the water way of WRD. There should not be any hindrance to the free flow of water in the water courses, which is running at the Northern side of the site.
6. 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.
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 genuinity of the documents submitted.
8. 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 giving opinion only in connection with inundation aspects and does not deliver any rights to the applicants to encroach the PWD / Government Lands.
9. The Promoter should not carry out any other cross masonry structures across the water courses (odai) prior permission from PWD/WRD department.
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. 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 and temporary permission for construction of culverts.
12. The Channel in S.F.No. 139 & 146 runs on Northern side of the applicant site along the boundary of applicants' 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' own cost. 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 encroachment.
13. The Government supply channel S.F.No. 139 & 146 on Northern side of the stretch abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants should provide necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also, the applicants 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.
14. The sewage water from the applicants' 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/garbage should not be dumped into the channel at any cost.
The applicant should not dump the garbage/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbage, debris and construction materials should not be dumped into the channel restricting the free flow of water.
15. The applicants 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 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 to be carried out by PWD/WRD in future periodically.
16. The applicant/local body authority should remove the existing pipe culvert and strictly directed to reconstruct the box culvert as per the permission given by the PWD/WRD vide the Executive Engineer, PWD., WRD., Lower Palar Basin Division, Kancheepuram letter No-DB / JDO-1 / F - 1(1)(A) C1 / 08.05.2017 addressed to the District Development office, Sithalappakkam, without fail or otherwise the technical remarks along with NOC of this department is null & void vide G.O.Ms.No.78 / H&UD (UD4(3) D / 04.05.2017 and the existing pipe culvert will also be removed immediately by this department.
The trueeness 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 and ensured by the Development / Revenue authorities.

(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 (MAI) 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 BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE 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/TS(3) / F-INUNDATION - VENGAIVASAL /2020/ DATED: 23.03.2020, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION 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 THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
- CHANNEL

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 : 40
L.O NO : 2020

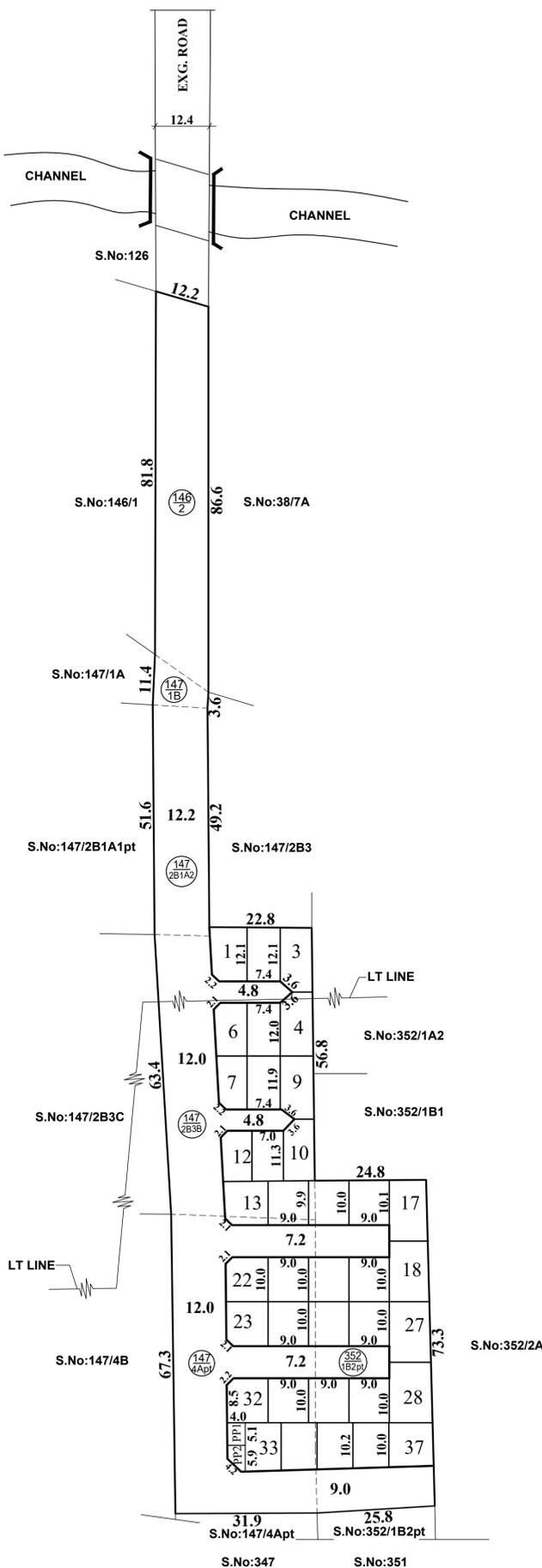
APPROVED

VIDE LETTER NO : L1 / 900 / 2020

DATE : 1 / 06 / 2020

OFFICE COPY

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:146/2, 147/1B, 2B1A2, 2B3B, 4Apt AND 352//1B2pt OF VENGAIVASAL VILLAGE.

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