

**TOTAL EXTENT** (LEAST EXTENT AS PER PATTI) : **10450 SQ.M**  
**ROAD AREA** : **2977 SQ.M**  
**PARK AREA** : **755 SQ.M**  
**PUBLIC PURPOSE AREA** : **78 SQ.M**  
(P.P-1 HANDED OVER TO THE LOCAL BODY - 38 SQ.M)  
(P.P-2 HANDED OVER TO THE TANGEDCO - 40 SQ.M)  
**REGULAR PLOTS (1 TO 68)** : **68 Nos.**  
**E.W.S. PLOTS (769 SQ.M) (69 TO 82)** : **14 Nos.**  
**TOTAL NO.OF.PLOTS** : **82 Nos.**

**NOTE:**

- SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
- |   |   |
|---|---|
| <input type="checkbox"/> ROAD AREA<br><input type="checkbox"/> PUBLIC PURPOSE -1 (0.5%)<br><input type="checkbox"/> PARK AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 9879/2019, DATED: 30.12.2019, @ SRO PADAPPAL, & RECTIFICATION GIFT DEED DOCUMENT NO.1307/2020 DATED:17.02.2020 @ SRO PADAPPAL. |
|---|---|
- PUBLIC PURPOSE - 2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.139/2020, DATED: 09.01.2020, @ SRO PADAPPAL.

**CONDITIONS :**

**(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5 (3) / F - INUNDATION - VARADHARAJAPURAM / 2020 / DATED:22.09.2020. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)**

- The applicant's land should be filled with earth with proper compaction to the level of (+)16.500m to (+)16.700m 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 1.82m to 1.945m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)16.500m to (+)16.700m (i.e.,)4.58m to 4.78m Crest top level (+)11.920m of existing old Subulakshmi Anicut across Adyar river in Varadarajapuram village adjacent to the applicant site on Southern side to avoid inundation from River Adyar during the heavy rains. The applicant should provide basement floor as stilt floor of proposed building which is preferable to be used as parking area, office room etc., rather than no regular habitable, sensitive area etc., so as to safe guard the public and valuable things in the applicant site and regular habitation purpose should not be below the level of (+)16.500m. The resident should reside only in the first floor.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 1.20m x 0.75m(peripheral & lateral), rainwater harvesting, roads and sewerage alignment & 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 drainage should not be let into the river/drain/channel course at any cost and the debris and other materials should not be dumped into the drain/thangal/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.
- The necessary setback distance should be provided as per the norms inexistence 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.
- The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Western side in the presence of Revenue authorities. The applicant should also maintain the measurement of the Road and channel, Thangal on the Western side without any encroachments and should be maintained as per Revenue records (FMB).
- 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.
- 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. Hence, the applicant is solely responsible of genuinely of the documents submitted.
- 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 applicant to encroach the PWD / Government Lands.
- The applicant 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.
- 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.
- The Channel in S.F.No.74 of Naduveerappattu village runs on Western 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' 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 encroachments.
- The Government supply channel S.F.No.74 of Naduveerappattu village stretch abutting the boundary of the proposed land within the applicant's land should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the channel & Thangal should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant 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 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, during execution and after the completion of bridge.
- 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.  
At any cost, sewage/sullage (Treated or untreated) 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.
- 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 proposed to be carried out by PWD/WRD in future periodically.

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 rights to withdraw the Technical opinion 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 and as well as legal entity.

**(II) 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

**(III) TNCDBR -2019, RULE NO : 47 (9)**

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

**(IV) TNCDBR RULE NO : 47 (11)**

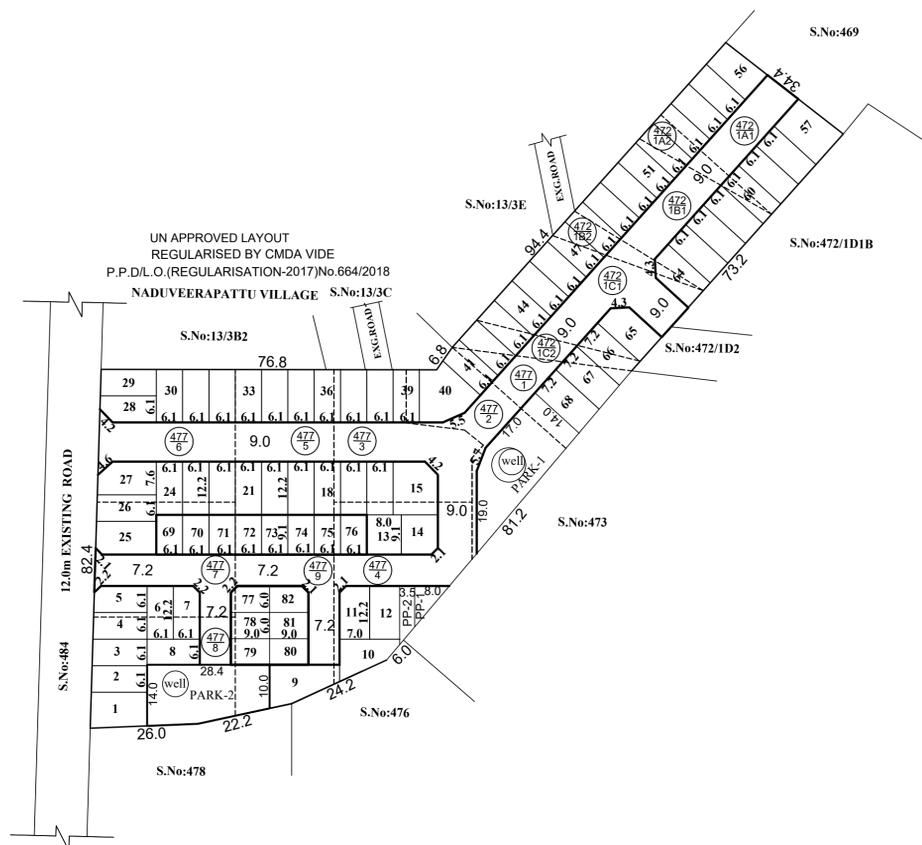
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY,THE LOCAL BODY AND TAMIL NADU ELCTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

**(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) / F - INUNDATION - VARADHARAJAPURAM / 2020 / DATED:22.09.2020. 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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S



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	NO.	85
L.O		2020
APPROVED		
VIDE LETTER NO	:	L1 / 14636 / 2019
DATE	:	9 / 10 / 2020

OFFICE COPY  
FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**KUNDRATHUR PANCHAYAT UNION**

**LAYOUT OF HOUSE SITES IN S.Nos: 472/1A1, 1A2, 1B1, 1B2, 1C1, 1C2, 477/1, 2, 3, 4, 5, 6, 7, 8 AND S.No.477/9 OF VARADHARAJAPURAM VILLAGE.**

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