

SITE EXTENT (AS PER PATTA) : 2950 SQ.M
ROAD AREA : 912 SQ.M
NO.OF.PLOTS : 8 Nos.

NOTE :

1. SPLAY 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3.  ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 1693/2020, DATED:04.02.2020 @ SRO KUNDRATHUR & RECTIFICATION GIFT DEED DOCUMENT NO. 7874/2020, DATED:18.08.2020 @ SRO KUNDRATHUR.

CONDITIONS :

(I)THE FOLLOWING CONDITIONS MENTIONED BY PWD VIDE THE CE,WRD,CHENNAI REGION,CHEPAUK,CHENNAI-5 IN LETTER NO.DB/T5(3)/F-009088 KOVUR VILLAGE / 2019 / DATED: 04.11.2019, 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 proper compaction to the level of (+)20.800m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth of 1.64m to 1.67m depending upon the existing field levels in layers of not more than 0.30 metre depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)20.800m and i.e.2.09m above the sill level of the Chembarambakkam Tank Sluice No.4, (i.e.,) (+)18.710 m.

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral), rainwater harvesting, roads having level to be (+)20.200m 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/channel at any cost and the debris and construction materials should not be dumped into the drain/channel 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/drain.

3.The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the Government land channels in S.F.No.411 on Southern side should be maintained as it is in the Revenue records and should not encroach the channel abutting the land.

4.The Channel in S.F.No.411 on Southern side of the applicant land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed 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) along & within the stretch of applicants land should be maintained properly without any change and no encroachments at any cost.

5.The Government channel in S.F.No.411 stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicants 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 make 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, after the completion of project also.

6.During preparation of layout roads, specifically the peripheral layout road on Southern side of the applicant site along the channel course should be provided which is necessary for carrying the maintenance/improvement/development works by PWD/WRD in future periodically. The applicant should not object to provide adequate passage in the channel side to facilitate access to the site without any hindrance to the movement of heavy machinery carrying the maintenance/improvement/development works by PWD/WRD in future periodically

7.The applicants should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.

8.The NOC is issued only based on the documents submitted by the applicant and the applicant is fully responsible of genuinity of the documents submitted.

9.The permission granted to the applicants should not be altered/modified/changed to any others. Based on the Revenue 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, if there is any discrepancy or any

other encroachments activities held at the applicants site in the future.

10.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. 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).

11.The applicants 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.

12.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 applicant should not dump the garbages/debris in the channel and avoid the sewage water channel, etc.. The applicant should give an undertaking in writing to the above the not obstruct in that effect proposal will case any maintenance/improvement/development works as per Revenue records [FMB] which are to be carried out by PWD/WRD in future periodically.

The trueness of the document received from the applicant in respect to the ownership is purely of applicants 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.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion along with NOC on 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 entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - 009088 KOVUR VILLAGE / 2019 / DATED:04.11.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)TNCDDBR -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

© 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
-  CHANNEL
-  NO DEVELOPMENT AREA

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

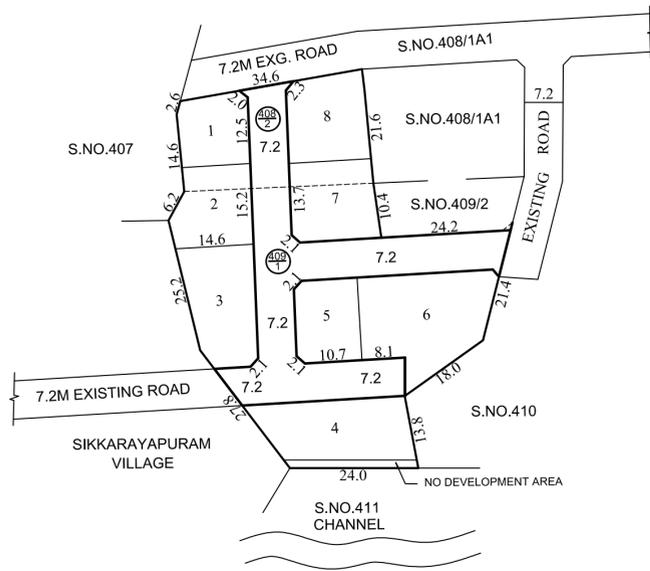
CONDITION:-
THE SUB DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D	NO.	94
L.O		2020

APPROVED

VIDE LETTER NO : L1 / 12884 / 2019
DATE : 22 / 10 / 2020

OFFICE COPY
FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION
SUB-DIVISION OF HOUSE SITES IN S.Nos. 408/2 AND 409/1 OF KOVUR VILLAGE.

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

