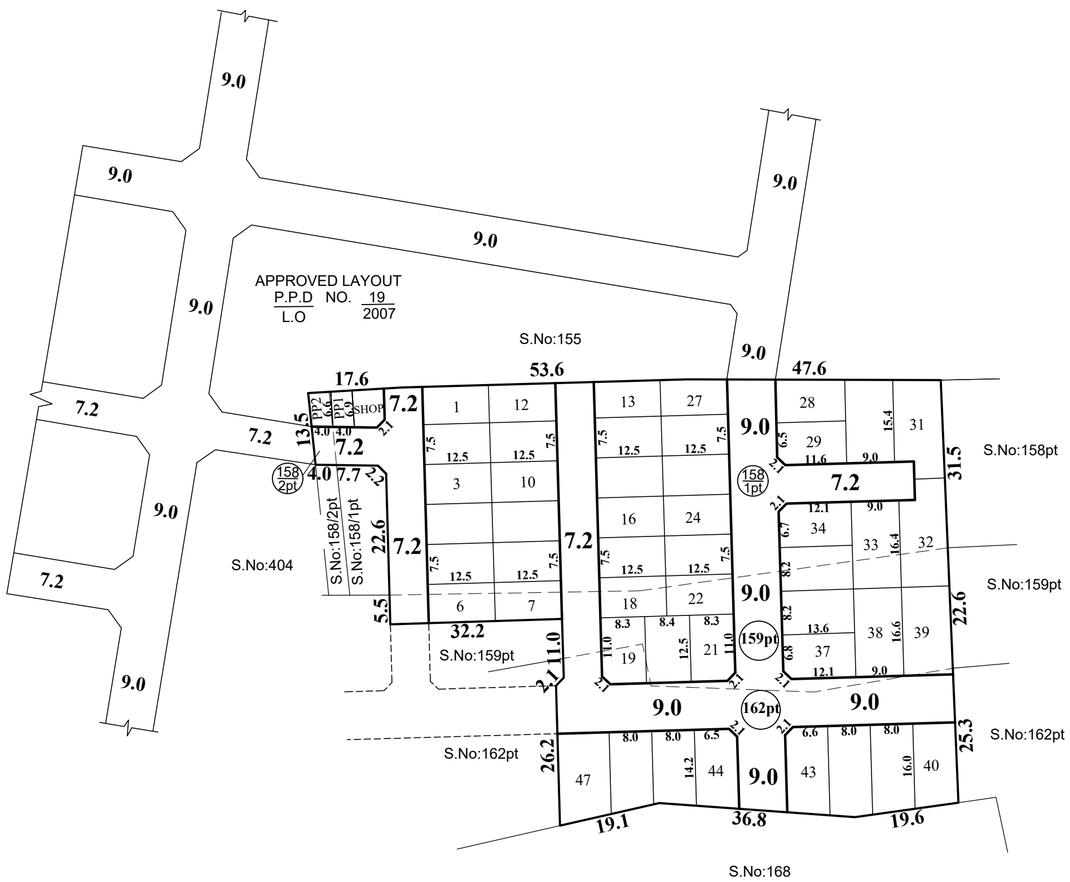

TOTAL EXTENT (AS PER PROPOSED LAYOUT PLAN)	:	**7588 Sq.M**
ROAD AREA	:	**2339 Sq.M**
PUBLIC PURPOSE AREA (1%)	:	**54 Sq.M**
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 27.0 Sq.m PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 27.0 Sq.m		
NO. OF PLOTS	:	**47 Nos.**
SHOP SITE	:	**1 No.**

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1
   PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOC.NO:5989/2021, DATED:13.07.2021 @ SRO,PAMMAL

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-I - THIRUNEERMALAI VILLAGE -II / 2021 / M / 22.01.2021, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 21.200. (I.E 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+) 20.600M ABUTTING THE PROPOSED SITE)

2. THE ALL ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+) 21.200M. THE APPLICANT SHOULD PROVIDE ALL ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER CHANNEL/DRAINS.

3 THE APPLICANT SHOULD TAKE PROTECTIVE MEASURES TO AVOID ENTRY OF STORM WATER FROM THE ROAD.

4.THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.

5. THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE DEBRIS & GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENT CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY WATER BODIES.

6. THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT WATER BODY LAND AND CLEARLY DEMARCATE THE BOUNDARIES BEFORE STARTING DEVELOPMENTAL ACTIVITES.

7.THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/WRD FROM TIME TO TIME.

8. THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHANGED TO ANY OTHERS.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/ WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II) TNCDBR-2019 RULE NO: 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.1.2020 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/T5(3) / F - I- THIRUNEERMALAI VILLAGE-II / 2021 / M / 22.01.2021, 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- SHOP

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 APPROVEL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D / L.O NO : 112 / 2021

APPROVED

VIDE LETTER NO : L1 / 12157 / 2020

DATE : 29 / 07 / 2021

OFFICE COPY

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

THIRUNEERMALAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 158/1pt and 2pt, 159 pt AND 162 pt OF THIRUNEERMALAI VILLAGE.

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