



TOTAL EXTENT (AS PER DOCUMENT)	:	4087 SQ.M
ROAD AREA	:	870 SQ.M
PUBLIC PURPOSE AREA (1%) (PP-1 HANDED OVER TO THE LOCAL BODY- 18 SQ.M) (PP-2 HANDED OVER TO THE TANGEDCO - 17 SQ.M)	:	35 SQ.M
REGULAR PLOTS (1 TO 23)	:	23 Nos.
E.W.S. PLOTS (722 SQ.M) (24 TO 36)	:	13 Nos.
TOTAL NO.OF.PLOTS	:	36 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

 ROAD AREA	}	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.6658/2021, DATED:30.07.2021, SRO PAMMAL
 PUBLIC PURPOSE AREA-1		
 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)		

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.TI/373/VGN/KOLAPAKKAM/CMDA/2016, DATED:29.07.2016 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 METER DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE LAND SHOULD BE RAISED TO A LEVEL OF (+)10.320 (I.E.O.30M) ABOVE THE EXISTING ROAD NEAR THE SITE.
 - (2) THE COMPANY SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE HAS TO BE DONE AS PER NORMS BY OBTAINING NECESSARY PERMISSION FROM THE CONCERNED AUTHORITIES.
 - (3) THE COMPANY SHOULD BE DONE PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDS UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER.
 - (4) THE PWD., WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE COMPANY AND PWD/WRD RECOMMEND ONLY TECHNICAL OPINION FOR INUNDATION POINT OF VIEW.
 - (5) THE APPLICANT SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
 - (6) THE APPLICANT SHOULD MAKE ARRANGEMENT TO COLLECT THE GARBAGE'S WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER POLLUTION CONTROL BOARD NORMS.
 - (7) NECESSARY SEWAGE TREATMENT ARRANGEMENTS SHOULD BE PROVIDED AS PER THE EXISTING NORMS AND NECESSARY PERMISSION HAS TO BE OBTAINED FROM THE CONCERNED AUTHORITIES.
 - (8) THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY BETWEEN THEIR LAND AND ADJACENT CHANNEL BEFORE THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES AND SHOULD NOT ENCR OACH THE PWD CHANNEL AT ANY COST.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS,WRD RESERVES RIGHTS RIGHTS TO WITHDRAW THE REPORT ON INUNDATION POINT OF VIEW TO THE ABOVE SURVEY NUMBER AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

(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 (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 BEOFRE THE ACTUAL SANCTION OF THE LAYOUT. THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(III)TNCDBR-2019, RULE NO : 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & 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.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(IV)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. ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO.TI/373/VGN/KOLAPAKKAM/CMDA/2016, DATED:29.07.2016. AND SHALL OBTAIN A LETTER FROM WRD 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
- E.W.S
- 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 APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D L.O NO : 117 / 2021

APPROVED

VIDE LETTER NO : LAYOUT-1/ 66 / 2021
DATE : 4 / 08 / 2021

OFFICE COPY

FOR CHIEF PLANNER(LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos:377/6 & 377/7 OF KOLAPAKKAM VILLAGE.

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