

TOTAL EXTENT (AS PER PATTI)	:	20300 SQ.M
ROAD AREA	:	8479 SQ.M
PARK AREA	:	1210 SQ.M
PUBLIC PURPOSE AREA (1%)	:	121 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY- 0.5% AREA : 61 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO - 0.5% AREA : 60 SQ.M)		
REGULAR PLOTS (1 TO 88)	:	88 Nos.
E.W.S.PLOTS (1269 SQ.M) (89 TO 109)	:	21 Nos.
TOTAL No.OF.PLOTS	:	109 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| <ul style="list-style-type: none"> ROAD AREA PARK AREA PUBLIC PURPOSE AREA-1 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.16369/2022, DATE:02.12.2022, @ SRO REDHILLS |
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CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F-NOC 5779 VILANGADUPAKKAM VILLAGE / 2022 / DATED:29.06.2022 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

- The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)8.350m [i.e. 6.95 m below the Redhills Tank (+ 15.300M) to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 1.210m to 1.380m depending upon the existing field levels. Also the applicants should provide emergency pumping operation for the seepage water if it is proposed to have basement floor and as well as dewatering arrangements during food periods
- The all round pavement level within the site should not be less than (+)8.350m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as Micro drain of suitable size within the site as per site condition and the same should be connected to the local drain/channel rainwater harvesting and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants land according to existing rules in force and should get proper approval from competent authority without fail.
- The sewage or any unhygienic drainage (Treated or Untreated) should not be let into 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 applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel.
- The necessary setback distance (not less than 3 m especially along the tank boundary) should be provided with in the site as per site condition the as per the norms in existence and as per the rules in force of CMDA (Circular issued by the office of the Commissioner of Town & Country Planning, Chennai -2 vide Roc Ne 4367/2019-BA2 13.03 2019) during development and there should not be any Construction activities, in the set back areas in future. The CMDA should issue the completion certificate only after getting compliance certificate from WRD
- The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in the presence of Revenue & WRD authorities. The applicants should also maintain the measurement of the site without any encroachments and should maintain as per Revenue records (FMB)
- The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.
- 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.
- The 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 WRD officers concerned before commencement of work.
- 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.
- WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the WRD /Government Lands/ Channel
- The sewage water from the applicant's 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/garbages should not be dumped into the channel/river /tank at any cost.
- At any cost, sewage /sullage should not be let into river, and the garbage, debris and construction materials should not be dumped into the channel/river/tank restricting the free flow of water
- The applicants should not object at any time for the maintenance work / improvements work of the Tank which are proposed to be carried out by 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 WRD in future periodically.
- The truthness of the document received from the applicants in respect to the ownership is purely of applicants responsibly 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. 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 applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(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: 31.1.2020 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 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) DEPARTMENT DATED 31.1.2020 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - NOC 5779 VILANGADUPAKKAM VILLAGE/2022/DATED:29.06.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION AND RELEASE OF THE LAYOUT.

(VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

⊙ 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
- ERI
- NO DEVELOPMENT AREA

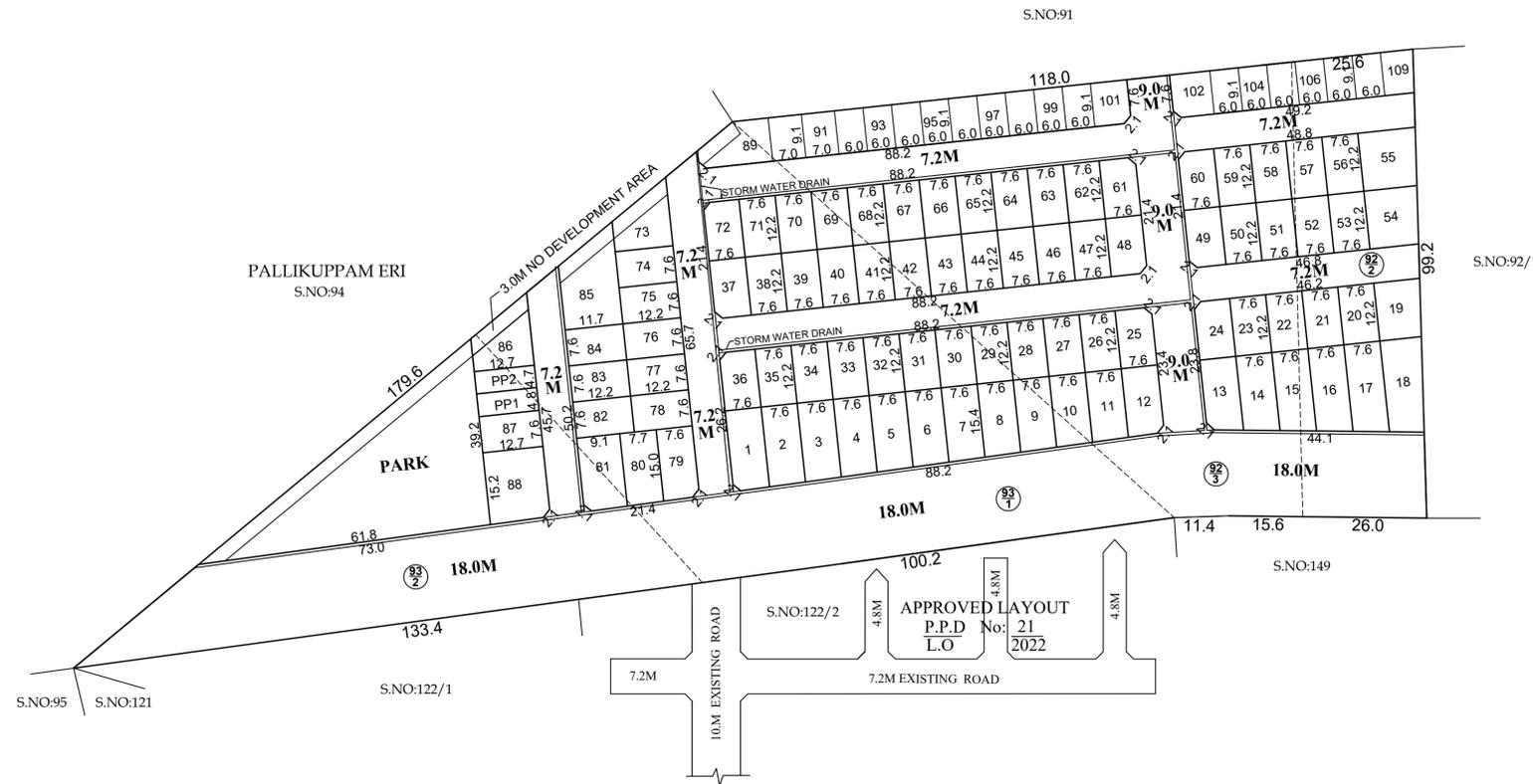
CONDITION:

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

P.P.D
LO NO : 178
2022
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0019 / 2022
DATE : 15 / 12 / 2022

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



PUZHAL PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 92/2 & 3, 93/1 & 2 OF VILANGADUPAKKAM VILLAGE.

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