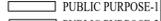
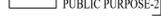


**TOTAL EXTENT (AS PER PATTA) : 9682 SQ.M**  
**ROAD AREA : 3164 SQ.M**  
**PUBLIC PURPOSE PROVIDED (1 & 2) : 66 SQ.M**  
**PUBLIC PURPOSE-1 : 33.0 SQ.M**  
**PUBLIC PURPOSE-2 : 33.0 SQ.M**  
**TOTAL NO. OF PLOTS : 68 Nos.**

**NOTE:**

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- |   |                  |   |
|---|------------------|---|
|  | ROAD AREA        | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED<br>DOC No.3256/2022, DATED:16.12.2022 @ SRO,CHENNAI SOUTH JOINT II. |
|  | PUBLIC PURPOSE-1 |   |
|  | PUBLIC PURPOSE-2 |   |

**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- 4967 / NOC - KOLADI VILLAGE / 2022 / DATED. 06.06.2022, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)**

- The existing ground level of the site should be raised minimum level of (+)17.980m [(ie) 0.790 above the FTL of Ayanambakkam (+)17.190m] and the applicant's site with a filling level varies from 0.640m to 0.960m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant's land to avoid inundation during the heavy rains. 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 flood periods.
- The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (as micro drain), rainwater harvesting, roads with side drain and sewerage treatment plant and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's 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 (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 applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities concerned without fail and should not encroach the Government land/water body / Meyikkal especially in S.F.No.87, 88/2 & 94 and the same should be maintained as it is in the Revenue records.
- 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 the applicants are held responsible in future.
- The necessary setback distance should be provided with in the site 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. No 4367/2019-BA2/Dated: 13.03.2019) during development and there should not be any construction activities in the setback areas. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD
- 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 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 WRO 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 aspects, and does not deliver any rights to the applicants to encroach the WRD / Government Lands / Kuttai / Thangal / Channel / Meyikkal. The NOC for this site issued form WRD is purely issued on the basis of inundation point of view only
- The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and 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 and also the nearby the Government Lands at any cost
- At any cost, sewage / sullage should not be let into channel, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
- The regular habitation in the proposed building should not be below MFL i.e., (+)17.980m at any time.
- The owner of the document received from the applicants 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 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 the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicants shall not be eligible for any compensation what so ever and as well as legal entity.

**(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.**

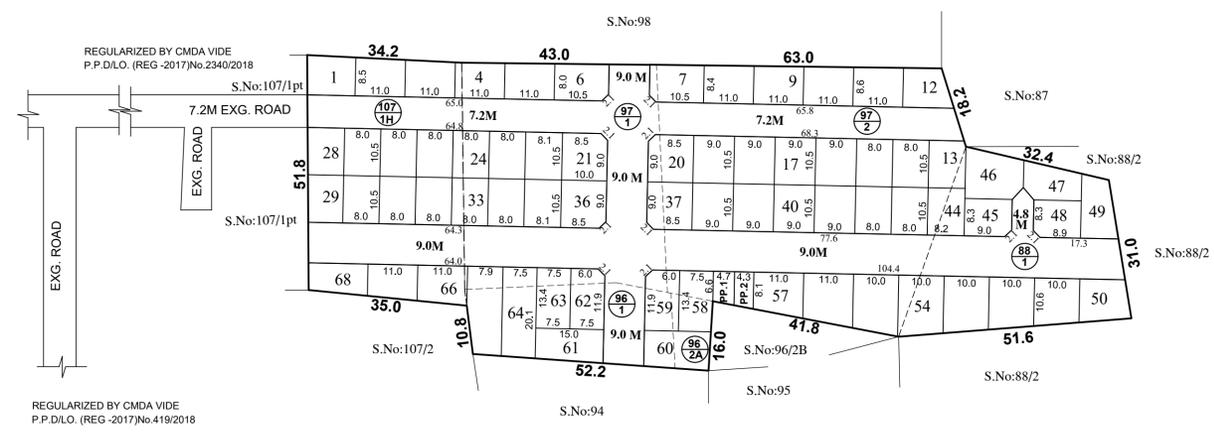
**(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F-4967 / NOC - KOLADI VILLAGE / 2022 / DATED. 06.06.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

**(V) 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

- LEGEND:**
-  SITE BOUNDARY
  -  ROAD GIFTED TO THE LOCAL BODY
  -  EXISTING ROAD
  -  PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
  -  PUBLIC PURPOSE-2 GIFTED TO TANGEDCO

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

**P.P.D NO : 194**  
**L.O NO : 2022**  
**APPROVED**  
**VIDE LETTER NO : LAYOUT-1 / 12177 / 2022**  
**DATE : 26 / 12 / 2022**

**OFFICE COPY**  
**FOR MEMBER SECRETARY**  
**CHENNAI METROPOLITAN**  
**DEVELOPMENT AUTHORITY**



**THIRUVERKADU MUNICIPALITY**

**LAYOUT OF HOUSE SITES IN S.No. 88/1, 96/1 & 96/2A, 97/1 & 2 AND 107/1H OF KOLADI VILLAGE.**

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