

<b>TOTAL EXTENT</b> (AS PER DOCUMENT)	:	<b>34896 SQ.M</b>
<b>ROAD AREA</b>	:	<b>9416 SQ.M</b>
<b>PARK AREA</b>	:	<b>2613 SQ.M</b>
<b>PUBLIC PURPOSE AREA (1%)</b> (P.P-1 HANDED OVER TO THE LOCAL BODY : 129 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO : 133 SQ.M)	:	<b>262 SQ.M</b>
<b>REGULAR PLOTS (1 TO 140)</b>	:	<b>140 Nos.</b>
<b>E.W.S. PLOTS (3044 SQ.M) (141 TO 189)</b>	:	<b>49 Nos.</b>
<b>TOTAL NO.OF.PLOTS</b>	:	<b>189 Nos.</b>
<b>CONVENIENT SHOP</b>	:	<b>1 No.</b>

**NOTE**

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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| ROAD AREA  | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 20513/2022, DATED:21.12.2022, @ SRO AVADI. |
| PARK AREA  |   |
| PUBLIC PURPOSE AREA-1                            |   |
| PUBLIC PURPOSE AREA-2<br>(RESERVED FOR TANGEDCO) |   |

**CONDITIONS:**

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO.DB / T5(3) / F - INUNDATION - THIRUNINDRAVUR / 2018 / M / 25.02.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
  - The applicants land should be filled with earth proper compaction to the level of (+)34.490m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 0.64 m to 0.94m 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 (+)34.490m and i.e.0.95m above the existing road abutting the site as (+)33.540m.
  - The all-round pavement level within site should not be less than (+)34.490m. The applicant should prepare the layout proposal by considering the internal storm water drainage net work, rainwater harvesting and sewerage alignment & debris & garbages and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and at any cost sewage should not be let into field channel, the garbages, debris and construction materials should not be dumped into the public places, roads etc.
  - The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for the proposed construction in future. The applicant should provide a pucca compound wall around the proposed land to ensure any seepage of water in future.
  - The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the proposed building by the applicant and PWD/WRD specifically recommend only for inundation point of view. The applicant is solely responsible for the structural safety and stability of the proposed building and at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of building.
  - The applicant should clearly demarcate their boundary especially on the Northern side, Eastern side & Southern side abutting the Railway line and Tank before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the tank & Railway lands abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
  - 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. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government Lands.
  - The applicant should not be objected at any time for the maintenance work / improvements work of the tank to be carried out by PWD/WRD.
  - The applicant 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.
  - The permission granted to the applicant 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 NOC will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuinity of the documents submitted.
- 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 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 31.01.2020 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 (MA1) DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020  
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 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 - INUNDATION-THIRUNINDRAVUR/2018/M/25.02.2019,AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI ) THE NOC FROM SOUTHERN RAILWAY VIDE THE DIVISIONAL RAILWAY MANAGER'S OFFICE, WORKS BRANCH, CHENNAI-3, LETTER NO.M/W.280/NOC/24/2012/TL, DATED:08.08.2012 SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS :  
1.THIS NOC IS ISSUED SUBJECT TO THE CONDITIONS STIPULATED IN THE AGREEMENT EXECUTED BY YOU.  
2.DRAINAGE AND SULLAGE WATER SHOULD NOT BE LET INTO RAILWAY LAND.  
3.IN FUTURE IF RAILWAYS REQUIRES YOUR LAND / PART OF YOUR LAND THE SAME SHOULD BE HANDED OVER TO THE RAILWAYS PENDING LAND ACQUISITION PROCEDURE.  
4.IN CASE OF ANY REFUSE IS DUMPED BY THE RESIDENT IN TO THE RAILWAY LAND, HE WILL HAVE TO PAY CHARGES FOR CLEANING, THE SUM OF RS.10,000/- AS FINE FOR EACH TIME A NOTICE IS ISSUED TO HIM.  
5.THIS NOC IS ISSUED FOR THE PROPOSED LAYOUT OF HOUSE SITES AND NOT FOR ANY CONSTRUCTION.  
6.SEPARATE NOC MUST BE OBTAINED FOR CONSTRUCTION OF BUILDINGS WHOSE PLOT COMES WITHIN 100 FEET (30MTRS) FROM THE RAILWAY BOUNDARY.  
7.THIS NOC IS NOT TRANSFERABLE.  
8.A DETAILED PLAN NO. DM / T1 / 49 IS ENCLOSED FOR REFERENCE AND RECORD.  
© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

EXCLUDED AREA COMPRISED IN S.Nos. 294/5A & 294/5B

**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
- BUFFER AREA
- CONVENIENT 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 APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D L.O NO : 203 / 2022  
**APPROVED**  
VIDE LETTER NO : L1 / 9952 / 2020  
DATED : 29 / 12 / 2022

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**THIRUNINDRAVUR MUNICIPALITY**

**LAYOUT OF HOUSE SITES IN S.Nos:293/2,3, 294/3,4,5C,6, 295/3,4pt & 299/3B OF THIRUNINDRAVUR - 'A' VILLAGE.**

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

