

**TOTAL EXTENT (AS PER DOCUMENT) : 16592 SQ.M**  
**ROAD AREA : 4837 SQ.M**  
**PARK AREA : 1199 SQ/M**  
**PUBLIC PURPOSE AREA(1%) : 118 SQ.M**  
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 58 SQ.M)  
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 60 SQ.M)  
**REGULAR PLOTS (1 TO 69) : 69 Nos.**  
**E.W.S. PLOTS (1210 SQ.M) (70 TO 87) : 18 Nos.**  
**TOTAL NO.OF.PLOTS : 87 Nos.**  
**COMMERCIAL SITE : 1 No.**

**NOTE:**

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | ROAD AREA                                     | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 7365/2022, DATED:02.05.2022, @ SRO GOODUVANCHERI. |
| <input type="checkbox"/> | PARK AREA                                     |  |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-1                         |  |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) |  |

**CONDITIONS:**

- THE FOLLOWING CONDITIONS OF WRD VIDE THE CE. WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-NOC-VANDALUR/2021/DATED:03.11.2021, 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 (+)20.400 M i.e. 3.92m above the crest level from Perungavur tank weir which is (+)16.080m 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 1.650m to 2.375m depending upon the existing field levels.
- The all round pavement level within the site should be less than (+)20.400m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral) of suitable sizes not less than 1.20mx0.90m and 0.90m x0.90m and the same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicant's 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 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 or road side drain on Northern side. There should not be any hindrance to the free flow of internal drain to downstream.
- Since the site exists in close proximity with the tank on North side the necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No.4367 / 2019-BA2 / 13.03.2019) during development.
- The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the North side in the presence of Revenue and PWD / WRD authorities.
- 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 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 applicants to encroach the PWD / Government Lands.
- The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.
- The applicants should not object at any time for the maintenance works improvement works of the Tank / Channel which are proposed to be carried out by PWD/WRD. The applicant 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 PWD / WRD in future periodically.
- The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this proposed site boundary.
- PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands / river. The NOC for their site from the PWD/WRD is purely issued on the basis of inundation point of view.

The owner of the document received from the applicant in respect to the ownership is purely of applicant 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, PWD / 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

**(I)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 DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,(MAI)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020**

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.

**(II)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-VANDALUR/2021/ DATE:03.11.2021, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

**(VI)The Chief General Manager,Tamil Nadu Road Development Company Ltd,(TNRDC) vide No.TNRDC/ORR /040/2021 Dated:16.03.2021 Permission has been accorded to the applicant M/s.Ruby Builders & Promoters for gaining access from the service Road of the Outer Ring Road (LHS) at Ch:00+620 of CORR Phase-I to their Private land in S.No.261A/4A2A2, 2A3, 2A4 & 2A5 of Vandalur Village subject to certain conditions including the following conditions.**

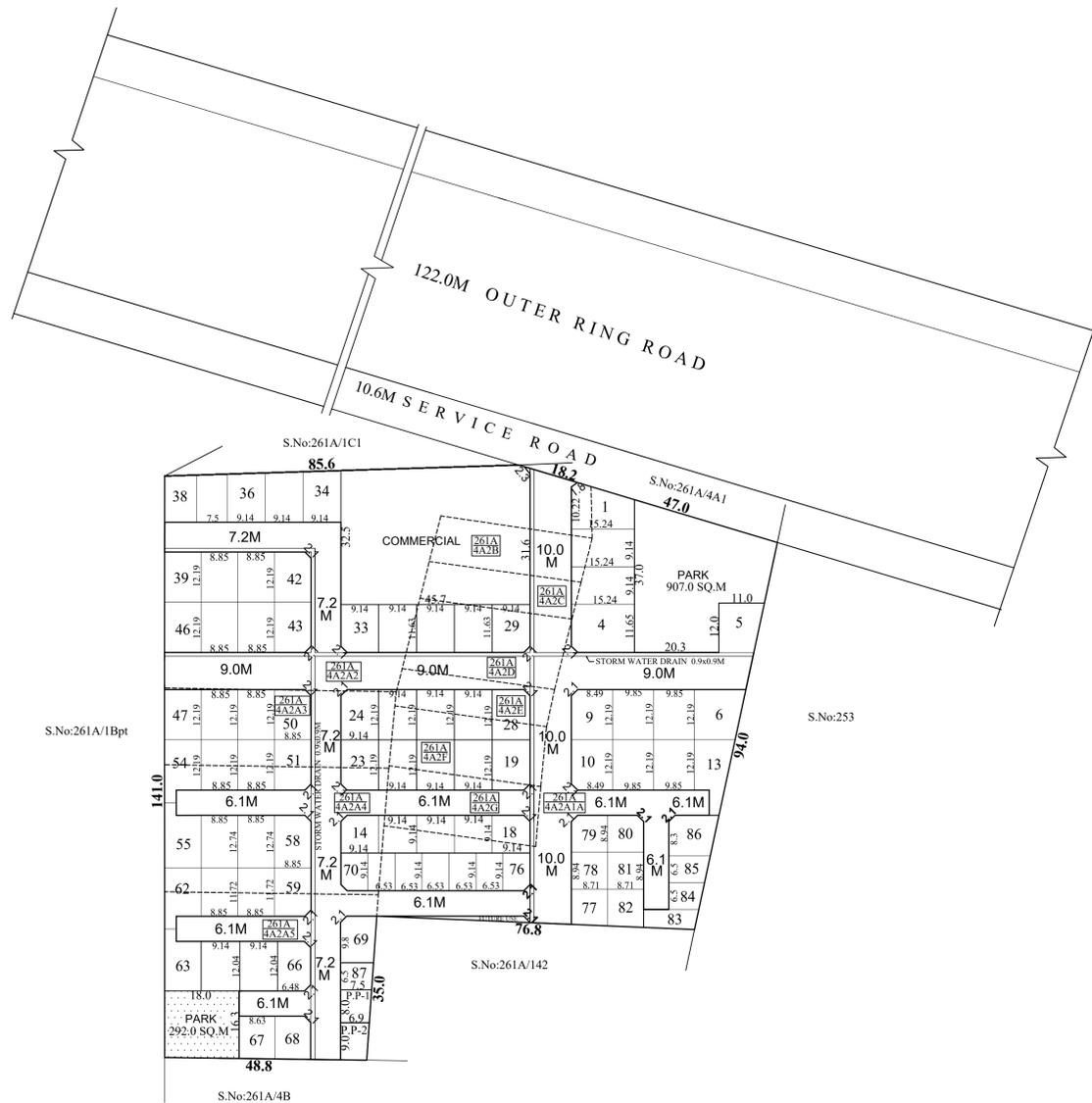
- The width of the approach road at the joining point in service road must be at least of 10mtr for acceleration and deceleration of the vehicles in to this lands.
- Splay at the junction of service road with the Private road must be with at least 11m radius.

© 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
- COMMERCIAL

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.



**KATTANKOLATHUR PANCHAYAT UNION**

**LAYOUT OF HOUSE SITES IN S.Nos.261A/4A2A1A, 4A2A2, 4A2A3, 4A2A4, 4A2A5, 4A2B, 4A2C, 4A2D, 4A2E, 4A2F & 4A2G OF VANDALUR VILLAGE.**

SCALE - 1:800 (ALL MEAUREMENTS AREA IN METRE)

**CONDITION:-**  
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

**P.P.D** NO. **64**  
**L.O** **2022**  
**APPROVED**  
**VIDE LETTER NO : LAYOUT-1 / 0170 / 2021**  
**DATE : 20 / 05 / 2022**

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

