

TOTAL EXTENT (AS PER GPOA DOCUMENT) : 7527 SQ.M
ROAD AREA : 2570 SQ.M
PUBLIC PURPOSE AREA (1%) : 65 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 24 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 41 SQ.M)
NO.OF.PLOTS : 50 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.3334/2021 DATED:31.05.2022, @ SRO POONAMALLEE. |
| | PUBLIC PURPOSE AREA-1 | |
| | PUBLIC PURPOSE AREA-2 | |

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.DB/T5(3)F-THIRUMAZHISAI VILLAGE / 2022 / DATED:12.04.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1.The applicants land should be filled with earth filling with proper compaction to the minimum Level of (+)28.410 m i.e. 0.35m above the Weir Crest level of Thirumazhisai tank which is (+)28.060 m 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 0.600m to 0.840m 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 de watering arrangements during flood periods.

2.The all round pavement level within the site should not be less than 25 410 m.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral) of suitable sizes and the same should be connected to the local drain/channel rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other sold waste management as per norms in existence within the applicants and 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 There should not be any hindrance to the free flow of internal drain to downstream

3. Since the site exists in close proximity with the Plan marked channel (Patta channel) on West me necessary set back distance should be provided with the site 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 CMDA should issue completion certificate only after attaining compliance certificate NOC from WRD

4. The applicants should clearly demarcate the boundary of the land before commencement of any developmental activities especially on the Eastern side in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the width of the channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records FMB any damages occurred to the channel the same should be stored to its original condition at their own cost

5. The permissions 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 future the above permission will be canceled without any correspondence. Hence the applicants are solely responsible of genuinity of the documents submitted

6.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

7. 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.

8.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/debri/garbages should not be dumped into the channel/river at any cost.

At any cost sewage sullage should not be let into river and the garbages debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

9.The applicants should not object at any time for the maintenance works improvement works of the channel in S.F No. 190 & 199 which are proposed to be carried out by WRD The applicants should give an undertaking in writing to the effect that me 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.

10. 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.

11. 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/ river. The NOC for their sale from the WRD is purely sued on the buses of inundation point of view.

12. The Channel in S.F No 190 & 199 on Eastern side of the applicant land should be completely de silted and re sectioned by constructing retaining wall co either side of the channel with concrete bed as per the FMB at the applicants own cost The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer Moreover, the with of entire channel as per Revenue records (FMB) along & within the stretch of applicants land should be maintained property without any change and without encroachments.

13. The Government Channel in S.F No.190 & 199 stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost The width of the channel should be maintained without encroachments am per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site Also the applicants should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed and after the completion of project also.

14. The applicants suggested to construct RCC culvert across the Plan marked shame in S.F.No 255 pt for his access from CMDA approved layout road in S.F. No 193 pt in their own land. In this regard, the applicant instructed to obtain the hydraulic particulars of the Plan marked channel for the proposed construction of RCC culvert before commencement of construction or any developmental activities without fail Based on hydraulic particulars of the came the applicant should obtain design and drawing for the proposed construction of RCC culvert from approved and qualified structural engineer and the same should be submitted to the Executive Engineer WRD Kosasthalaiyar Basin Division, Thiruvallur before the commencement of work regarding hydraulic particulars.

The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail in order to avoid erosion.

15. 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 construction of culvert

16. The WRD will not be held responsible for the Structural Stability safety and soundness of the culvert proposed by the applicants and specifically recommend only for construction of culvert. The applicants should construct the proposed ROC culvert at their own cool The applicants are solely responsible for the structural safety and stability of the proposed culvert and at any cost. WRD will not be held responsible for design and drawing adopted for proposed construction of RCC culvert.

17. The applicants should not carry out any other cross masonry structures across the channel without obtaining prior permission from WRD.

The owner of the document received from the applicants in respect to the ownership is purely of applicants responsibility and re y 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 on inundation point of view as well as concurrence for construction of RCC culvert across the plan marked channel to 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 31.01.2020 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 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/WRD IN THEIR LETTER NO.DB/T5(3)F-NOC-THIRUMAZHISAI VILLAGE / 2022 / DATED:12.04.2022, AND SHALL OBTAIN A LETTER FROM PWD 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 :

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|--|---------------------------------------|--|-------------------------------------|
| | SITE BOUNDARY | | PUBLIC PURPOSE-2 GIFTED TO TANGEDCO |
| | ROADS GIFTED TO LOCAL BODY | | CHANNEL |
| | EXISTING ROAD | | NO DEVELOPMENT AREA |
| | PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY | | |

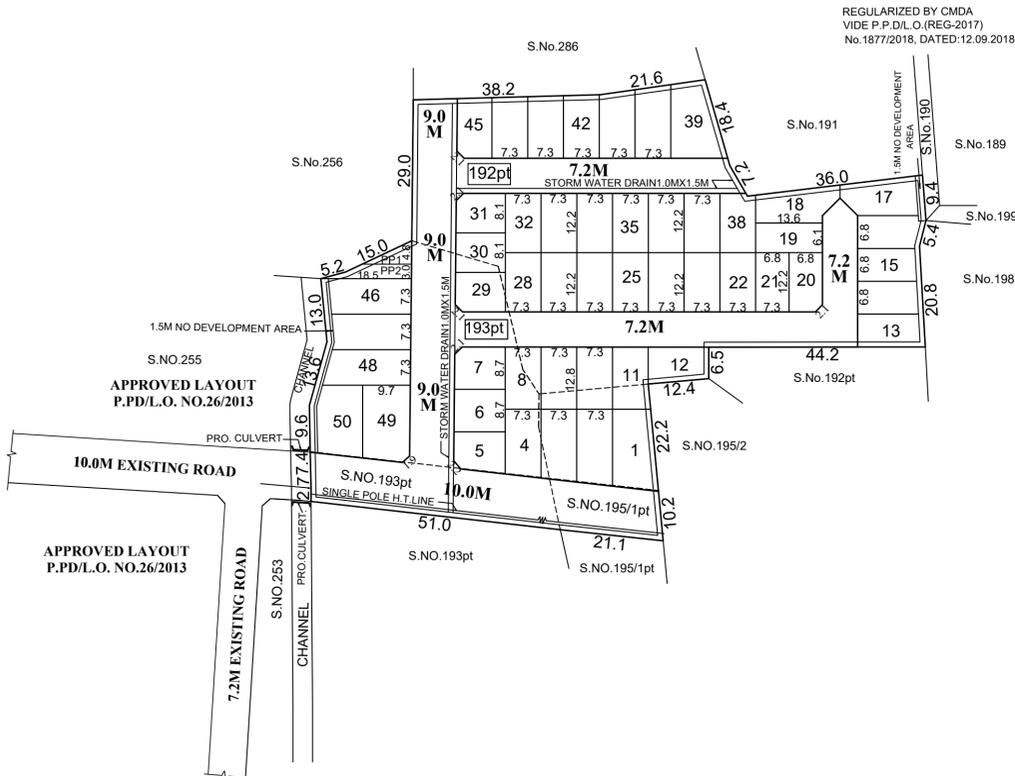
This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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| CONDITION:- | | |
| THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED | | |
| P.P.D L.O | NO. | 73 / 2022 |
| APPROVED | | |
| VIDE LETTER NO | : LAYOUT-1 / 0224 / 2021 | |
| DATE | : 20 / 06 / 2022 | |
| OFFICE COPY | | |
| FOR SENIOR PLANNER(LAYOUT) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY | | |

THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos.192pt, 193pt & 195/1pt OF THIRUMAZHISAI VILLAGE.

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



REGULARIZED BY CMDA
VIDE P.P.D/L.O.(REG-2017)
No.1877/2018, DATED:12.09.2018.