

SITE EXTENT (AS PER GPoA DOC.) = 57020 SQ.M
ROAD AREA = 16764 SQ.M
PARK AREA = 4071 SQ.M
PUBLIC PURPOSE PROVIDED = 452 SQ.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 206 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 246 Sq.m
REGULAR PLOTS (1 TO 188) = 188 Nos
E.W.S. PLOTS (189 TO 252) 4036 SQ.M = 64 Nos
NO. OF PLOTS = 252 Nos
CONVENIENT SHOP = 1 No.

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
DOC.NO: 3844 / 2022, DATED: 24 / 06 / 2022 @ SRO, POONAMALLEE |
| PARK AREA | |
| PUBLIC PURPOSE AREA-1
(RESERVED FOR LOCAL BODY) | |
| PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS:

- THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-6, LETTER NO.DB/T5(3) / F-4141 CHEMBARAMBAKKAM VILLAGE/2022/DATED.16.05.2022, 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 FILLING WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+)28.580 M [i.e. 6.910 M ABOVE THE SILL LEVEL OF SLUICE NO 4. OF CHEMBARAMBAKKAM TANK WHICH IS (+)21.670M] 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 FROM 1.640 TO 20150 M 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 FLOOD PERIODS.
- THE ALL ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)28.580 M THE APPLICANTS SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK DRAINS I.E., MICRO DRAIN OF SUITABLE SIZE AS PER PREVAILING SITE CONDITIONS. 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 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. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF INTERNAL DRAIN TO DOWNSTREAM.
- SINCE THE SITE EXISTS IN CLOSE PROXIMITY WITH THE GOVERNMENT CHANNEL (KNOWN AS SUNNAMBU VARAVUKKAL ODAI) IN S.F.NO. 47, 48, 49 & 50 OF CHEMBARAMBAKKAM VILLAGE ON WESTERN SIDE, THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED WITHIN 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 OBTAINING COMPLIANCE CERTIFICATE NOC FROM WRD.
- THE APPLICANTS SHOULD CLEARLY DEMARCATATE THE BOUNDARY OF THEIR 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 GOVERNMENT CHANNELS ERMARKEED 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). IF ANY DAMAGES OCCURRED TO THE GOVERNMENT CHANNELS, THE SAME SHOULD BE RESTORED TO ITS ORIGINAL CONDITION AT THEIR OWN COST.
- 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 FAKEMANIPULATED FABRICATED, IN FUTURE THE ABOVE PERMISSION WILL BE CANCELED 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 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 APPLICANTS SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORKS / IMPROVEMENT WORKS OF THE GOVERNMENT CHANNEL 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 SEWAGE WATER FROM THE APPLICANTS' 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 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.
- 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.
- THE GOVERNMENT CHANNEL (KNOWN AS SUNNAMBU VARAVUKKAL ODAI) IN S.F. NO. 47, 48, 49 & 50 OF CHEMBARAMBAKKAM VILLAGE SITUATED AT A DISTANCE OF ABOUT 150M FROM THE APPLICANT BOUNDARY SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANTS AT THEIR OWN COST. THE WIDTH OF THE CHANNELS SHOULD BE MAINTAINED WITHOUT ENCROACHMENTS AS PER REVENUE RECORDS AND THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL SHOULD BE MAINTAINED. THE APPLICANTS 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 LAND, AFTER THE COMPLETION OF PROJECT ALSO.
- THE APPLICANTS' LAND AND SURROUNDING AREA IS IN LOW LYING AREA, SO DURING EVERY MONSOON PERIOD, THERE IS A HIGH POSSIBILITY OF FLOODING AND ACCORDINGLY THE RESIDENTS ARE REQUESTED TO TAKE CARE OF THEIR BELONGINGS UNDER THEIR OWN COST, SINCE THE REGULAR HABITATION IS NOT ADVISABLE BELOW MFL.
- 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 THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
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 RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED SITE AND IN EVENT, THE APPLICANTS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.
- LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTERNO DB/T5(3) / F-4141 CHEMBARAMBAKKAM VILLAGE/2022/DATED.16.05.2022 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- TNCDBR-2019 RULE NO-47 (8) IN G.O.(Ms) No.19, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.NO.16, MAWS (MAJ) 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.
- TNCDBR-2019, RULE NO-47 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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.
- 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.

LEGEND:

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|-----------------------------------|-----------------------------------------|
| — SITE BOUNDARY | — PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY |
| — ROAD GIFTED TO LOCAL BODY | — PUBLIC PURPOSE-2 GIFTED TO TANGEDCO |
| — EXISTING ROAD | — E.W.S PLOTS |
| — PARK (OSR) GIFTED TO LOCAL BODY | — CONVENIENT SHOP |

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

P.P.D NO : **80**
LO 2022
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0253 / 2021
 DATE : 07 / 07 / 2022

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

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.

