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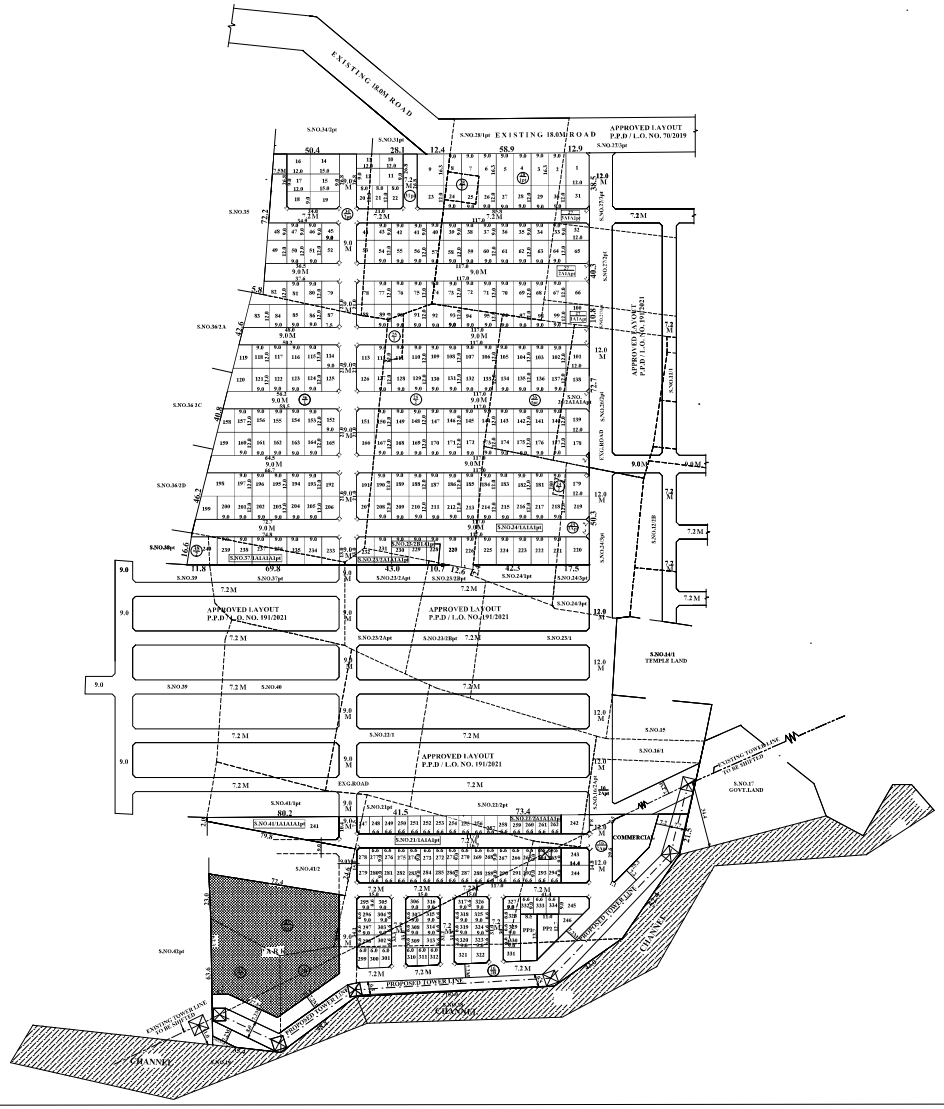
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FILE NO.L1/0097/2023



TOTAL EXTENT (AS PER DOCUMENT)	:	**59043 SQ.M**
ROAD AREA (34%)	:	**20010 SQ.M**
PLOTTABLE AREA (66%)	:	**39033 SQ.M**
10% OSR REQUIRED	:	**3903 SQ.M**
OSR PROVIDED	:	**3934 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**390 SQ.M**
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA-1 - 205.0 SQ.M) (PUBLIC PURPOSE AREA-2 - 200.0 SQ.M)	:	**405 SQ.M**
10% E.W.S. REQUIRED	:	**3903 SQ.M**
E.W.S.PROVIDED (13%)	:	**5254 SQ.M**
REGULAR PLOTS (1 TO 246)	:	**246 Nos.**
E.W.S.PLOTS (247 TO 334)	:	**88 Nos.**
TOTAL NO.OF.PLOTS	:	**334 Nos.**
COMMERCIAL SITE	:	**1 No.**

CONDITIONS

(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / T5(3) / 005098/ F-(PARIVAKKAM VILLAGE)/004694/2024/DATED:26.06.2024,WHICH 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 (+)19.860m (i.e.) 0.22m below the Known datum of Crestlevel of weir in Veeraraghavapuram Tank is (+)20.080m. To protect the site from inundation during floods. The process of earth filling and compaction should be donein layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 1.070m to 1.190m 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. The all round pavement level within the Site should not be less than (+) 19.860m and the regular habitation should not be below MFL.

2.The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Government land and the same should be maintained as it is in the Revenue records.

3.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 genuinety of the documents submitted.

4.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.

5.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 & CentralGovernment from time to time.

6.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 Channel in SF Nos. 17, 18 and 19. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

7.The applicant should not carry out any other cross masonry structures across the River / Eri / Channel / Pond without prior permission from WRD If any damages occurred to the Channel / Odai or any water bodies that belong to government, the same should be restored and rectified to its original condition at their own cost by the applicant.

8.The Government Channel (Odai) in S.F.No.17,18 and 19 on Southern side boundary along the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer, Morecover the width of entire field channel as per Revenue records (FMB) within the stretch of applicants land should be maintained properly without any change in measurement as per Revenue records at any cost..

9.The Government Channel (Odai) in S.F.No.17, 18 and 19 on Southern side should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachment as 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 applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost boundary along the proposed land.

10.The applicants should not object at any time for the maintenance work / improvements work of the odai to be carried out by WRD. The applicant should notdump the garbages/debris in the odai and avoid the sewage water into the channel, etc. 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] are to be carried out by WRD in future periodically.

Technical Suggestions:

a.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable sizes within the site as per the site condition The same should be connected to the local drain/ channel, rainwater harvesting, roads with road side drain and sewerage treatment plant 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 / 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.

b.The necessary setback distance especially on Southern Side should be provided within the site as per site condition 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. A3607/2019- BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicants should get clearance certificate for this 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.

d.The sewage water from the applicant 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/tank at any cost.

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

The owner of the document received from the applicant in respect to the Ownership is purely of applicant's 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 focation 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 applicant shall not b eliginble for any compensation whatsoever 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 BEOFRE 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 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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / 005098/ F-(PARIVAKKAM VILLAGE)/004694/2024/DATED:26.06.2024, 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 IN EVERY PLOT

LEGEND:

SITE BOUNDARY
PROPOSED ROAD
EXISTING ROAD
PARK
PUBLIC PURPOSE-1
PUBLIC PURPOSE-2
E.W.S
DISPENSL
COMMERCIAL

APPROVAL CONDITION

THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 16/2APt, 2B, 20, 21/1A1A1pt, 22/2A1A1A1pt, 23/2A1A1A1pt, 23/2B1A1pt, 24/1A1A1pt, 24/2, 24/3Apt, 25/1, 25/2, 26/1pt, 26/2A1A1Apt, 27/1A1Apt, 27/2A1Apt, 27/3A1A1pt, 28/1pt, 28/2, 31pt, 34/2pt, 36/1, 37/1A1A1A1pt, 38/2, 41/1A1A1A1pt, 41/3pt & S.No.42/2 OF PARIVAKKAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR- 2019 is subject to final outcome of the W.P. (MD)No.6948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

KEY NO. 1688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_X_1189.00_MM)

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

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Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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