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FILE NO.L1-0287-2024



TOTAL EXTENT (AS PER DOCUMNT)	:	**46093 SQ.M**
ROAD AREA (34%)	:	**15525 SQ.M**
PLOTTABLE AREA (66%)	:	**30568 SQ.M**
10% OSR REQUIRED	:	**3057 SQ.M**
OSR PROVIDED	:	**3267 SQ.M**
(PARK AREA-1 : 2071 SQ.M)		
(PARK AREA-2 : 1196 SQ.M)		
1% PUBLIC PURPOSE REQUIRED	:	**306 SQ.M**
PUBLIC PURPOSE PROVIDED (1&2)	:	**313 SQ.M**
(PUBLIC PURPOSE AREA-1 : 155 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 158 SQ.M)		
10% E.W.S.REQUIRED	:	**3057 SQ.M**
E.W.S.PROVIDED	:	**3872 SQ.M**
REGULAR PLOTS (1 TO 169)	:	**169 Nos.**
E.W.S. PLOTS (170 TO 236)	:	**67 Nos.**
TOTAL No.OF.PLOTS	:	**236 Nos.**
SHOP SITE	:	**3 Nos.**

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3) / F.006329(KORATTUR VILLAGE)008310/2023)/DATED:05.10.2023,OBTAINED DURING RECLASSIFICATION IN FILE NO.A.R.NO.162/2024, 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 (+)32.305m (i.e. 1.995m above the known datum of Sill level of Korattur Head Sluice which is (+) 30.310m). To protect the site from inundation during floods, the process of earth filling and compaction should cheese in layers of not more than 0.30 metre depth to achieve required degree of compaction for the R.RA depth from 0.225m to 4.325m depending upon the freid, level iso, the existing, No. DRA 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 (+)32.305m and the regular habitation should not be below MFL
2 .The applicants should clearly demarcate the 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 / water body 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 & Central Government 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 Lands / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view/
7. The Government channel and River stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel/ River 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./
8. The A register and Revenue Record furnished by the the records. Which is proposal not readable to verify and ensure the If there is any discrepancy in revenue Records in future the Revenue Department ,CMDA and the applicant are the responsible. WRD will not hold any responsibility in future also.
9. The terms and condition as mentioned for the temporary permission for construction of the Culvert obtained before vide letter no. DB/T5(3)/F-006788- Bridge Bangaru/2019/dated 30.09.2019 and the letter No. DB/ F.40/2020/231M/ dated: 31.07.2020 should be followed strictly by the applicant while construction without any lapse

Technical Suggestion

a The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain 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 /

b. The necessary setback distance (especially not less than 15.00m on Northern and as per norms on Southern side) should be provided with in 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. 4367/2019-BA2/Dated: 13.03.2019) during future also, the CMDA should issue completion certificate of RAVICHANDRANI development and there should not be any construction activities in sathakares in fter compliance certificate NOC from WRD.

C The applicants' lands are seems to be Ryotwari classified as Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicants should get dearance 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 applicants 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 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.

(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 (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 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.006329(KORATTUR ILLAGE)008310/2023)/DATED:05.10.2023**AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

(VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

- MAXIMUM FLOOD LEVEL MENTIONED IN THE WRD REMARKS SHALL BE MAINTAINED AS STILT FLOOR AND NO HABITATION SHALL BE ALLOWED BELOW MFL.
- 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
- EWS
- CONVENIENT SHOP
- CANAL

C/S OF STORM WATER DRAINAGE

ALL THE DIMENSIONS ARE IN MM

HYDROLOGICAL PARAMETER

DETAILS	VALUE
Rainfall Intensity	6 cm/hr
Return Period	5 years
Peak Flow Q	264.39 lps

Rc. no. 212/2025/A3 Dt. 03.04.2025

Forwarded to Korathur village panchayat for final approval.

COMMISSIONER
PANCHAYAT UNION POONAMALLEE

Approved by Special Officer Rc no 1/2025 Dated 04-3/4/25 Valid upto - 3/4/2025

தனி அலுவலர்
கொரட்டூர் ஊராட்சி
பூவிருந்தவல்லி ஊராட்சி ஒன்றியம்
திருவள்ளூர் மாவட்டம்

APPROVAL CONDITION

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

QR CODE

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 1/2B, 5/2, 9/1A, 1B, 2A, 2B & 10/1A OF KORATTUR VILLAGE.

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

Applicants (Owner / Developer / Power of Attorney)

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.

Signature valid

Digitally Signed by Proprietor Code Made It: MANIKANDAN R Sign Date: 01/23/2025 5:53:07 PM

ISO A0 (841.00 x 1189.00 MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



our services doesn't just end there

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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