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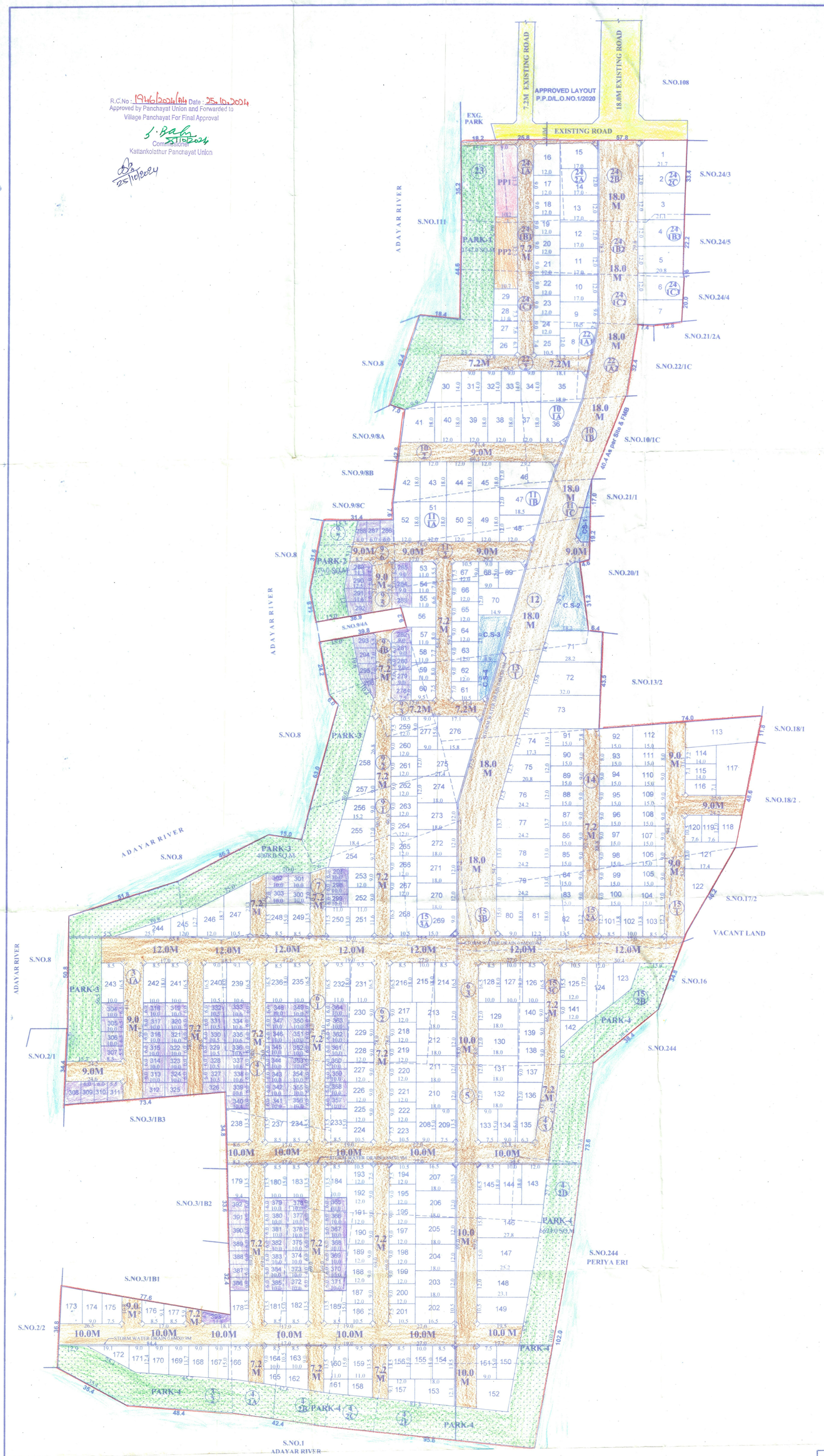
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R.C.No : 1946/2024/B4 Date : 25.10.2024
Approved by Panchayat Union and Forwarded to
Village Panchayat For Final Approval

Commissioner
Kattankolathur Panchayat Union

25/10/2024



TOTAL EXTENT (AS PER DOCUMENT)	:	**95242 SQ.M**
ROAD AREA	:	**27885 SQ.M**
PARK AREA	:	**13543 SQ.M**
(PARK AREA-1 : 2142 SQ.M ,PARK AREA-2 : 679 SQ.M)		
(PARK AREA-3 : 4098 SQ.M ,PARK AREA-4 : 6624 SQ.M)		
PUBLIC PURPOSE AREA (1%)	:	**674 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 337 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 337 SQ.M)		
REGULAR PLOTS (1 TO 277)	:	**277 Nos.**
E.W.S. PLOTS (7001 SQ.M) (278 TO 393)	:	**116 Nos.**
TOTAL No.OF.PLOTS	:	**393 Nos.**
CONVENIENT SHOP	:	**4 Nos.**

FILE NO.L1-193-2024

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 — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.16093/2024, DATED:09.10.2024, @ SRO GOODUVANCHERI

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3) / 4830 F -(MANNIVAKKAM VILLAGE) 7261/2023)/DATED:11.09.2023 & **AMENDMENT ISSUED** LETTER NO.DB/T5(3) / 4830 F -(MANNIVAKKAM VILLAGE)/7261/2023)/DATED:25.3.2024ARE 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 1. minimum level of (+)19.00m (i.e.,) 3.80m above the Sill level of Bridge at the Vandalur Walajabad road (+)15.200m.To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from (+)1.590m to (+)1.950m 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 CDA7261Msaniveksen well as dewatering arrangements during flood periods. The all round pavement level within the site should not be less than (+>19.00m and the regular habitation should not be below MFL.

2. The applicant should clearly demarcate their boundary especially on the Western & Southern side abutting the odai before the commencement of any developmental activities in presence of Revenue authorities and WRD concerned without fail and should not encroach the Government land. The necessary setback distance (not less than 5m on West & South and 3m on East) should be provided as per the norms in existence and as per the rules in force of CMDA.

The applicant should not object to provide adequate passage in the Western & Southern side to facilitate access to the site without any hindrance to the movement of heavy machinery for executing the maintenance/improvement/development works by WRD in future periodically.

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 willbe 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 applicant should not carry out any other cross masonry structures across the channel and iffound necessary, prior permission from PWD / WRD should be obtained.

8.The channel in S.F.No. 18 & 111 on Western & Southern side boundary along the 8. 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 developmen activity in presence of the Executive Engineer. Moreover 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 field channel stretch abutting the boundary in S. F. .No. 1, 8 & 111 on Western & 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 not dump 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,

11.In Revenue record i.e.in Vilage plan it is found that the channel runs on Western & Southern side of site in SF.No.95 along with the channel continuously flowing in between the above site in SF.No.26, 35, 36 & 86 which is plan marked channel or bye-mass channel. Itis learned from the field report that the applicant land is water logged for 3 feet for ordinary normal rainfall, during prime peak flood time the entire applicant land and its surrounding areas were totally submerged. Hence the applicant is directed to form drainage arrangements and depth of filling specified in the prior technical opinion along with NOC. But applicant failed to abide the terms and conditions already issued by this department. In this regard the CMDA should verify & ensure the terms and conditions already issued by this department in order to avoid any panic situation in the proposal. It is observed that, on every monsoon period there is water logging problem occurred in the applicant land. Hence, the applicant should form the channel of size 5.0m x 1.50m. across the applicant land from East to West direction in the applicant land to drain out the excess rain water into River Adayar by their own cost as shown in the Map.

12. The applicant should provide a comprehensive integrated storm water drainage system for whole area of their proposed and existing layout and also to follow the conditions of filling level, storm water drain 1.20 x 0.60m and silt trap with outlet-which was mentioned in the prior NOC to the applicant in the Adjacent land. Hence the CMDA should ensure the condition recommended by the Water Resources Department.

Technical Suggestions:

(a)The applicants should prepare the layout proposal by considering the suitable internal a. storm water drainage network drain as micro drains (i.e.) the peripheral drain size not less than the 2.0m x 1.0m and lateral drain of suitable size within the site as per 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 S 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 should be provided (ie., 5.0m especially on b. Western & Southern side of Mannivakkam Tributary of the Adayar River and 3.0m especially on Eastern side of Mannivakkam Periya Eri) 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. 4367 / 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 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 (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.

(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 IN THEIR LETTER NO** ,DB/T5(3) / 4830 F -(MANNIVAKKAM VILLAGE)/7261/2023) / DATED:11.09.2023 & **AMENDMENT ISSUED** LETTER NO.DB/T5(3) / 4830 F -(MANNIVAKKAM VILLAGE)/7261/2023)/DATED:25.3.2024 **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
- ROADS GIFED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY(FOR TANGEDCO)
- EWS
- CONVENIENT SHOP
- RIVER

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

For TVH INFRASTRUCTURES AND DEVELOPERS PRIVATE LIMITED
Authorized Signatory

For MATA AMRITANANDAMAYI MATH
Authorised Signatory

For TARENDRA INFRASTRUCTURE CHENNAI PRIVATE LIMITED
Authorized Signatory

For TRUE VALUE HOMES INDIA PVT. LTD.
Authorized Signatory

5/12/2024

20/12/2024

PRESIDENT
Mannivakkam Panchayat
Kattangulathur Union

This Planning Permission Issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8058 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

OWNER'S SIGNATURE

Ar. MOTHIKA DELCY S
COA NO.CA/2022/148455
SSJAY Project Consultants India Pvt. Ltd.
No.4, Ground Floor, 2nd Main Road, Balaji Nagar, Ekkattuthangal, Chennai-600 032.

LICENSED SURVEYOR

Planning Permission No: 15945 Dated: 18.10.2024
P.P.D L.O No: 227/2024
APPROVED
VIDE LETTER No.: layout-1/0193/2024
DATED :
21/10/24
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

KATTANKOLATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 3/1A, 3/2, 4/1, 4/2A, 4/2B, 4/2C, 4/2D, 4/2E, 4/3, 5, 6/1, 6/2, 6/3, 7, 9/1, 9/2, 9/3, 9/4B, 9/5, 9/6, 9/7, 10/1A, 10/1B, 10/2, 11/1A, 11/1B, 11/1C, 11/2, 12, 13/1, 14, 15/1, 15/2A, 15/2B, 15/3A, 15/3B, 15/3C, 22/1A1, 22/1A2, 22/2, 23, 24/1A, 24/2A, 24/2B, 24/2C, 24/1B1, 24/1B2, 24/1B3, 24/1C1, 24/1C2 AND 24/1C3 OF MANNIVAKKAM VILLAGE.

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



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Compliance & Special Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai, India

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