

SITE EXTENT(AS PER APPROVED LAYOUT) : 6476 SQ.M
ROAD AREA : 845 SQ.M
NO.OF.PLOTS (RESIDENTIAL) : 32 NOS

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.
3. ☐ ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.3345/2019, DATED:15.03.2019, @ SRO GUDUVANCHERI

நிபந்தனைகள்

உள்ளாட்சி அமைப்பினால், மனைப்பிரிவு ஒப்புதல் அளிக்கப்படுவதற்கு முன்பாக விண்ணப்பதாரரினால் நிறைவேற்றப்பட வேண்டிய கீழ்க்கண்ட நிபந்தனைகளை, செயற்பொறியாளர், நீர்வள ஆதார துறை, கீழ்பாலாறு வடிநில கோட்டம். காஞ்சிபுரம்,அவர்கள் தமது கடித எண்.இவ/அ3/கோ60(என்.ஓ.சி)/செ.பெ.வ.கு/சிபிடிநாள்.22.01.2016ல் தெரிவித்திருக்கின்றார்.

1. மனுதாரரின் நிலப்பகுதிகள் அட்டவணையில் குறிப்பிட்டுள்ளவாறு மண் கொண்டு படிப்படியாக கொட்டி (Layer by Layer) உயர்த்தப்படவேண்டும்.
2. மனுதாரரின் நிலப்பகுதிகள் மண் கொண்டு உயர்த்தப்படுவதால் மனுதாரரின் நிலத்தில் கிடைக்கப்பெறும் மழைநீரினை வெளியேற்றிட உரிய வெள்ளநீர் வடிகால்வாய் 0.60 x 1.20மீ அளவில் வரைபடத்தில் குறிப்பிட்டுள்ள வெள்ள ஓட்ட திசையில் படுகை மட்டத்தை கொண்டு கால்வாயாக அமைத்து பராமரிக்கப்பட வேண்டும். இவ்வெள்ளநீர் கால்வாய் அடையாற்றில் சேரும் இடத்தில் ஒரு silt trap அமைத்து அதன் outlet sill (+) 9.200மீ ஆக அமைத்து பராமரிக்க வேண்டும். இப்பணி நீர்வள ஆதாரத்துறை மேற்பார்வையில் செயல்படுத்திட வேண்டும்.
3. மனுதாரரின் நிலங்களின் மேற்கு புறத்தில் தெற்கு – வடக்காக அடையாற்றின் கிளை கால்வாய் ஓடுவதால் மனுதாரர் இத்துறையின் அலுவலர் முன்னிலையில் வருவாய்துறை மற்றும் நில அளவைத்துறையின் மூலம் எல்லைகளை நிர்ணயித்து 0.20மீ x 0.20மீ x 1.80மீ அளவுள்ள எல்லைகற்களை நட்டு அவற்றின் அமைவிடம் மாறாமல் பராமரிக்க வேண்டும். அடையாற்றின் ஓட்டத்தையும், தன்மையும் பாதிக்கும் எவ்வித நடவடிக்கையும் மேற்கொள்ளுதல் கூடாது.
- 4.மனுதாரரின் நிலங்களுக்கிடையே அமைந்துள்ள புல எண். 140 அருள்மிகு மண்ணீஸ்வரர் சுவாமி கோவிலுக்கு சொந்தமான நிலம் என அறியப்படுகிறது. எனவே இந்த இடத்திற்கு சென்றுவர எந்த தடையும் ஏற்படுத்தக் கூடாது. மேலும் இந்த இடத்தை எப்பொழுதும் ஆக்கிரமிப்பு செய்யக் கூடாது.
5. இந்நிலங்களில் உருவாகும் கழிவு நீரை அருகில் உள்ள நிலங்களில் விடாமல், மனுதாரர் தமது சொந்த செலவில் கழிவு நீர் சுத்திகரிப்பு உள்கட்டடைப்பு செய்து சுத்திகரிக்க வேண்டும்.
- 6.இந்நிலங்களில் மழைநீர் சேகரிப்பு அமைப்பை தமது சொந்த செலவில் அமைக்கப்ட வேண்டும்.
- 7.பொதுப்பணித்துறை அலுவலர்கள் மேற்கண்ட தளங்களை ஆய்வு செய்யும்பொழுது எவ்வித இடையூறும் செய்யக்கூடாது.
8. மனுதாரரின் நிலங்களில் ஊடே செல்லும் கால்வாய்களை அதன் அமைவிடம் வாட்டம் மற்றும் தன்மை மாறாமலும் ஆக்கிரமிப்புகள் ஏதும்செய்யாமலும் உரிய முறையில் பாதுகாக்கப்படவேண்டும்.
9. மனுதாரரின் நிலங்களில் கட்டப்பட உள்ள வெள்ள உபரிநீர் கால்வாயில் எவ்வித தடையுமின்றி வெள்ளநீர் செல்லும் வகையில் பராமரிக்கப்படவேண்டும்
- மேற்குறிப்பிட்ட நிபந்தனைகள் மீறும் பட்சத்திலோ அல்லது பின்பற்றப்படாத நிலையில் இத்தடையின்மைச்சான்று ரத்து செய்யப்படும்.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.அ3/கோ60(என்.ஓ.சி)/செ.பெ.வ.கு / சிபிடி நாள். 22.01.2016, SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)DR RULE NO : 29 (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 COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.

LEGEND:

- ☐ SITE BOUNDARY
☐ ROADS GIFTED TO LOCAL BODY
☐ EXISTING ROAD

CONDITION:-
THE SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D
L.O

NO

43
2019


APPROVED

VIDE LETTER NO : L1 / 8860 / 2018

DATED : 05 / 04 / 2019

OFFICE COPY

FOR SENIOR PLANNER(MSB)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KATTANKOLATHUR PANCHAYAT UNION

SKETCH SHOWING THE CONVERSION OF PUBLIC PURPOSE PLOT Nos. I TO IV INTO RESIDENTIAL USE AND LAYING OUT OF THE SAME AS PLOTS IN THE APPROVED LAYOUT P.P.D/L.O.NO.20/2016 IN S.N os. 117part, 141/1Bpt, 2, 142/1part AND S.No.142/3pt OF MANNIVAKKAM VILLAGE.

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

SITE EXTENT (LEAST EXTENT AS PER DOCUMENT) : 53337 SQ.M
ROAD AREA : 19032 SQ.M
PARK AREA : 4235 SQ.M
PUBLIC PURPOSE AREA : 349 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY - 175 SQ.M
(P.P-2 HANDED OVER TO THE TANGEDCO - 174 SQ.M
REGULAR PLOTS (1 TO 180) : 180 Nos.
E.W.S.PLOTS (3540SQ.M) (181 TO 236) : 56 Nos.
TOTAL NO.OF.PLOTS : 236 Nos.
COMMERCIAL SITE : 3 Nos.
SHOP SITE : 1 No.

NOTE:

1. SPLAY - 1.5M X1.5M,3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ☐ ROAD AREA ☐ PARK AREA ☐ WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
☐ PUBLIC PURPOSE -1 (0.5%) ☐ DOCUMENT NO. 15635/2019, DATED: 10.12.2019, @ SRO GUDUVANCHERY.
4. ☐ PUBLIC PURPOSE - 2 (0.5%) ☐ WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED
DOCUMENT NO.15649/2019, DATED: 10.12.2019, @ SRO GUDUVANCHERY.

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5, LETTER NO.DB / T5 (3) / F - MANNIVAKKAM - 006599/2019, DATED:30.07.2019 & AMENDMENT - 008457 / 2019 / DATED: 30.09.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The existing ground level of the site should be raised to minimum level of (+)9.900m (i.e) 2.44m below the crest top level of Manivakkam tank as (+)12.340m, with filling varies from 1.04m to 1.35m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)9.900m.

2. The applicant should prepare the layout proposal by considering the suitable (size not less than 0.60m x 1.20m bed level as (+)9.200m) internal storm water drainage net work (peripheral & lateral - 0.60m x 0.90m) with silt trap provision, rainwater harvesting, and sewerage alignment & garbages/debris and other solid waste management as per norms in existence Within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage should not be let into the 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 applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel

3. The applicant should clearly demarcate their boundary especially on the Western side abutting the odai before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD concerned without fail and should not encroach the Government land. The necessary setback distance as per(CMDA circular dated:13.03.2019) should be provided as per the norms in existence and as per the rules in force of CMDA.

During preparation of layout roads, specifically the peripheral layout road on Western side along the odai course should be provided which is necessary for carrying the maintenance/improvement/development works by PWD/WRD in future periodically.

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

4.The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the Government Lands.

5.The permission granted to the applicant should not be altered/ modified/ changed to any others. Based on the records submitted by the applicant, 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 applicant is solely responsible of genuinity of the documents submitted.

6. The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

7. The applicant 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.

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

9. The channel in S.F.No.111 on Western 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. 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.

10. The Government field channel stretch abutting the boundary in S.F.No.111 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.

11. The applicants should not object at any time for the maintenance work / improvements work of the odai to be carried out by PWD/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 PWD/WRD in future periodically.

12. In Revenue record i.e.in village plan it is found that the channel runs in between the above site which is plan marked channel or bye-mass channel. Hence the applicant should arrange proper defined drainage course and the same should be connected to the Adyar odai with suitable CD works.

The trueness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified and ensured by the Development/ Revenue authorities.

Failing to comply with the conditions, mentioned in the above letter dated:26.06.2018, PWD/WRD reserves the rights to withdraw the report along with permission on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

(II) TNCDBR -2019, RULE NO. 47(8)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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 FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(III) TNCDBR -2019, RULE NO : 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(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 ELCTRICITY 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 - MANNIVAKKAM - 006599/2019, DATED:30.07.2019 & AMENDMENT- 008457/2019/DATED :30.09.2019, 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 :

- ☐ SITE BOUNDARY
- ☐ ROADS GIFTED TO LOCAL BODY
- ☐ EXISTING ROAD
- ☐ PARK GIFTED TO LOCAL BODY
- ☐ PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- ☐ PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- ☐ E.W.S
- ☐ CHANNEL
- ☐ COMMERCIAL

This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W(PWD) No 8946 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

CONDITION:-

THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO. 01
L.O 2020

APPROVED

VIDE LETTER NO : L1 / 1541 / 2019
DATE : 07 / 01 / 2020

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KATTANKOLATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 97/1,2, 98/1, 104/2,3, 105/1,2, 106/2, 107/1,2,3,4, 108, 109/1,2,4, 110/1,2A,2B, 112/1 OF MANNIVAKKAM VILLAGE.

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