

**TOTAL EXTENT (AS PER DOCUMENT)** : 16764 Sq.M  
**ROAD AREA** : 4516 Sq.M  
**PARK (OSR)** : 1265 Sq.M  
**PUBLIC PURPOSE AREA (1%)** : 138 Sq.M  
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 70.0 Sq.m  
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 68.0 Sq.m  
**TOTAL NO. OF PLOTS** : 100 Nos.  
**REGULAR PLOTS (1 TO 70)** : 70 Nos.  
**EWS PLOTS (71 TO 100) (1448 Sq.M)** : 30 Nos.  
**SHOP SITE** : 1 No.  
**CONVENIENCE SHOP SITE** : 2 Nos.

**NOTE:**  
 1. SPLAY - 1.5M x 1.5M  
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS  
 3. ROAD AREA  
 4. PARK  
 5. PUBLIC PURPOSE-1 (0.5%)  
 6. PUBLIC PURPOSE-2 (0.5%)  
 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED  
 DOC.NO: 2002/2020, DATED: 20.08.2020 @ SRO, POONAMALLEE.

**CONDITIONS:**  
 (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO.DB / TS(3) / F-AYALCHERY (SORANCHERY-A) / 2020 / DATED: 07.10.2020, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+)28.130m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for the depth varying from 1.50m to 2.00m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)28.130m and i.e. 4.03m above the crest top level of Mangamma Duman tank as (+)24.100m MSL on Eastern side of the applicant site.
- The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network (Macro drain in peripheral - 1.20m x 1.20m & Micro drain in lateral - 0.60m x 0.60m) should be constructed within the applicant site, the Micro drain should be linked with Macro drain similarly the macro drain should be linked to local body drain / road drainage / channel, rainwater harvesting, roads with side drain and sewerage alignment along with treatment plant as well as its disposal & garbage/debris and other solid waste management as per norms in existence within the applicant's 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 (treated or untreated) should not be let into the local body drain / road drainage / channel course at any cost and the debris and other materials should not be dumped into the local body drain / road drainage / channel course obstructing free flow of water. The applicants should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.
- The applicant should clearly demarcate his boundary as per Revenue records before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the supply channel / other Government lands. The necessary setback distances should be provided as per the norms in existence and as per the rules in force of CMDA (DTCP circular dated. 13.03.2019) especially along the supply channel in S.F.No.239/11.
- 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 PWD / Government Lands and channel.
- The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the records submitted by the applicant, the inundation as well as permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above inundation NOC along with permission will be cancelled without any correspondence and deposited amount for caution deposit will not be refunded. Hence, the applicant is solely responsible of genuineness of the documents submitted.
- 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.
- The applicant should get clearance certificate for his site from the Revenue department to make sure that the site is not an encroachment property from the water body as well as confirming this proposed site boundaries.
- PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD / Government Lands. The NOC for his site from the PWD/WRD is purely issued on the basis of inundation point of view.
- The proposed RCC small bridge should be constructed by the applicant only across the supply channel in Survey No.239/11 of Ayalchery (Soranchery-A) Villages, Poonamallee Taluk and Thiruvallur District as earmarked in the sketch and the applicant should strictly adhere to maintain the above hydraulic particulars of the channel. The applicant should construct the RCC small bridge with size as mentioned in the table below at his own cost for temporary occupation for three years from the date of agreement. If the applicant's land/road available on both sides of the channel, this permission is eligible for construction of small bridge. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the bridge should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow from West to East direction.

S. NO	CHANNEL T.S. NO / S.F. NO	ACCESS TO S.F. NO FROM TO	PROPOSED BED LEVEL IN M (+)	MFL IN M (+)	MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE	MINIMUM INNER HEIGHT IN CHANNEL BOTTOM LEVEL OF DECK SLAB	WIDTH OF BRIDGE IN M	AREA OF BRIDGE IN SQ.M	NO. OF VENTS ALLOWED
1	239/11	239/7 254/1	to be ascertained by SE, PWD (+)24.330M	26.520	AS PER FMB- 17.50 x 20.0 = 18.75M	3.80M (+)28.130M	9.30	174.38	2 Nos
TOTAL								174.38	SAY 175 SQ.M

If pile foundation is prescribed by the design the pile cap top should be at 0.60m below the specified bed level i.e. (+)24.330m - 0.6 = (+)23.730m. Also the piers should be designed as single round columns and should not be in the form of nosing pier. The bottom portion of the bridge should be provided by pucca concreting at bed level (+)24.330m as to protect the erosion in future at his own cost.

- Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD, WRD, Kosasthalayar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be informed to the Executive Engineer, PWD, WRD, Kosasthalayar Basin Division, Thiruvallur for monitoring and also completion of bridge should be reported to the Executive Engineer.
  - The supply Channel in S.F.No.239/11 in between the applicant's land should be completely desilted and resectioned by constructing retaining wall / side lining wall on either side including bed lining of the channel upto the applicant land stretch as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.
  - The Government supply channel S.F.No.239/11 in between the applicant's land 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 encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should provide 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 within the proposed land, during execution and after the completion of bridge.
  - The applicant should pay an annual lease rent of Rs.53,000/- (Rupees fifty three thousand only) for occupation of 175 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD, WRD, Kosasthalayar Basin Division, Thiruvallur and it should be paid at one lump sum for three years of Rs.1,59,000/- (Rupees one lakh fifty nine thousand only) in advance before the commencement of work. During execution/alter construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.
  - The applicant has to pay Service tax GST etc, separately as per norms in existence and as amended from time to time without fail.
  - The applicant should execute the lease agreement with the Executive Engineer, PWD, WRD, Kosasthalayar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.
  - The applicant is also to pay the caution deposit of sum of Rs.5,00,000/- (Rupees five lakh only) in favour of the Executive Engineer, PWD, WRD, Kosasthalayar Basin Division, Thiruvallur, which will be refunded only after completion of six months based on the certificate received from concerned Assistant Executive Engineer of this department stating that the construction work (bridge and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution, if any will be rectified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.
  - The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed bridge and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.
  - The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general common public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity.
  - The above proposed bridge will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (bridge land, bridge, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection.
  - The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for construction of bridge.
  - The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the bridge proposed by the applicant and PWD/WRD specifically recommend only for construction of bridge. The applicant should construct the proposed RCC small bridge at his own cost. The applicant is solely responsible for the structural safety and stability of the proposed bridge and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Bridge. If the applicant has obtained the design of bridge with pier and if pile foundation is suggested by the Design Engineer, the pile cap top should be at 0.60m below the specified bed level i.e. (+)24.330m - 0.60 = (+)23.730m, only one pier with two vents is allowed. Also the piers should be designed as single round columns and should not be in the form of nosing pier. The bottom portion of the bridge should be provided by pucca Concreting at bed level (+)24.330m as to protect from the erosion in future at his own cost. The applicant should not carry out any other cross masonry structures across the channel and if required, prior permission from PWD/WRD should be obtained.
  - The sewage water (treated or untreated) 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 applicant, and as well as the construction materials/debris/garbage should not be dumped into the channel at any cost.
  - The applicant should not dump the garbage/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into supply channel, and the garbage, debris and construction materials should not be dumped into the channel restricting the free flow of water.
  - In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed bridge will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
  - The applicant should not object at any time for the maintenance work / improvements work of the channel which are proposed to be carried out by PWD/WRD. The applicant should not dump the garbage/debris in the channel 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) which is to be carried out by PWD/WRD in future periodically.
  - The applicant should not encroach the Government channel and channel which are abutting the site under reference in S.F.No.239/11 - channel, 239/2 - Annathannam land, 240/2 & 7 - channel, 253/2 - channel, 255/2 - channel and 255/5, 6 & 7 are classified as Government lands. The applicant should restore the channel in between the site upto its entire stretch in S.F.No.239/11 by desilting, sectioning and with side retaining wall with bed lining. The other channels in S.F.No.239/1, 240/2 & 7, 253/2 & 255/2 if abutting the applicant site, it should be restored as above in order to avoid any inundation in future. The owner of the document received from the applicant in respect to the ownership is purely of applicant's retaining wall and it is only for reference purpose for 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, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on inundation point of view as well as temporary permission for the construction of RCC small bridge across the supply channel to the above proposed site and in event the applicant 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 (MAD) 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) & 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.

(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 / TS(3) / F-AYALCHERY (SORANCHERY-A) / 2020 / DATED: 07.10.2020, 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
  - ROAD GIFTED TO THE LOCAL BODY
  - EXISTING ROAD
  - PARK GIFTED TO THE LOCAL BODY
  - E.W.S
  - PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
  - PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
  - CHANNEL
  - COMMERCIAL
  - NO DEVELOPMENT

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

P.P.D NO : 93  
 L.O : 2020

APPROVED  
 VIDE LETTER NO : L1/4760/2020  
 DATE : 22/10/2020

FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

