

TOTAL EXTENT (LEAST EXTENT AS PER PATTA)	:	71800 SQ.M
ROAD AREA	:	20861 SQ.M
PARK AREA	:	5139 SQ.M
PUBLIC PURPOSE AREA (1%)	:	514 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 258 SQ.M		
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 256 SQ.M		
REGULAR PLOTS (1 TO 285)	:	285 Nos.
E.W.S. PROVIDED (5135 SQ.M) (286 TO 370)	:	85 Nos.
TOTAL NO.OF.PLOTS	:	370 Nos.
COMMERCIAL SITE	:	1 No.

NOTE:

- SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
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| ROAD AREA | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.14443/2019, DATED: 06.09.2019. @ SRO KUNDRATHUR. |
| PARK AREA | |
| PUBLIC PURPOSE - 1 (0.5%) | |
| PUBLIC PURPOSE - 2 (0.5%) | |
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| | WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.13086/2019, DATED: 16.08.2019. @ SRO KUNDRATHUR & RECTIFICATION DEED DOCUMENT NO.16568/2019, DATED:11.10.2019 @ SRO KUNDRATHUR. |
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CONDITIONS :

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB / T5(3) / F - 004484 Manachery / 2019 / 03.06.2019. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The existing ground level of the site should be raised to minimum level of (+)17.530m (a) 1.1m below sill level of sluice No.4 (Mundathur Branch Channel) of Chembarambakkam Tank i.e., (+)18.710m with an average filling 0.30 to 0.35m 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 (+)17.530m.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage alignment & garbage/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 at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.
- The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the Government land / channels in S.F.No. 106, 108 & 110 in between the applicant land should be maintained as it is in the revenue records and should not encroach the channel abutting the land.
- The channel in S.F.No.106,108 & 110 in between the 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 as per the FMB at the applicants 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) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.
- The Government channel in S.F.No.106,108 & 110 stretch abutting the applicant boundary 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 proposal layout site. Also the applicant should desilt 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, after the completion of project also.
- During preparation of layout roads, specifically the peripheral layout road on between the applicant site along the channel 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 channel side to facilitate access to the site without any hindrance to the movement of heavy machinery carrying the maintenance/improvement/development works by PWD/WRD in future periodically.
- The applicant should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.
- The proposed RCC small bridge should be considered across the supply channel in S.No. 110 for their access from S.F.No.16 land and 109 as earmarked in the sketch for temporary occupation for three years from the date of agreement at their own cost the width of the field channel mentioned above should be maintained without any encroachments and small bridge apparent structures.If the applicants lands/roads are available on both sides of the channel only, this permission is eligible for construction of RCC small bridge. The applicant should not construct any other cross masonry structures across/along the channel. If necessary arises, prior permission from PWD/WRD should be obtained. The applicant should provide a pucca concrete bed in the channel at the proposed bridge site without fail.
- The sill level of the proposed RCC small bridge and Deck slab bottom level should be maintained as mentioned below, 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 the flow direction from its origin.

S.No	Channel T.S.No/ S.F.No	Access to S.F. No		Propose bed level in M(+)	MFL in M (+)	Minimum Inner width of channel as per FMB Average	Minimum inner vent height in M/ bottom level of deck slab	Width of bridge in M	Area of bridge in sqm	No of vents allowed
		From	To							
1	110	16	109	To be ascertained by EE,PWD (below +) 15.680m	16.930	As per FMB - 7.50 m.	1.85m (+) 17.530 m	5.0	37.50	1 No
Total									37.50	

- 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.The work schedule for the 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 applicant should pay an annual lease rent of Rs.9100/- (Rupees nine thousand and one hundred only) for utilizing Government land of 37.50 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 lumpsum for three years of Rs.27,300/- (Rupees twenty seven thousand and three hundred only) in advance before the commencement of work. During execution/ after construction of above bridge, if any deviations are noted in above measurements,accordingly the lease rent also is 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.2,00,000/- (Rupees two lakhs only) in favour of the Executive Engineer, PWD, WRD, Kosasthalayar Basin division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work 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 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 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. Further, the leased portion land has to be handed over to this department as in condition.
- The above proposed bridge will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection. There should not be any objection for public use of the above culvert.
- The proposed RCC small bridge should be monitored and maintained for frequent inspection by the applicant at his own cost. The width of the channel should be maintained without encroaching as per Revenue records and should maintain the hydraulic parameters of the field channel without any change.
- The Abutment, Wing wall, Return wall, etc., for each of the above proposed small bridge should be constructed well within the applicants 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 do proper soil test and stable 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 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 bridge at his own cost. The applicant 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. Also the applicant should not obtain the design of the plan to be provided in the centre at any cost, since the channel should not be obstructed from free flow of water during flood season.
- 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 also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
- The permission granted to the applicant should not be altered/modified/changed to any others. Based on the Revenue 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 genuineness of the documents submitted. If there is any discrepancy or any other encroachments activities held at the applicant safe in the future.
- 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. The necessary Setback distance should be provided as per the norms in existence and as per the rules in force of CMDA. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.
- The applicant should also 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 for their land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body.
- The applicant should not object at any time to the maintenance work / improvements work of the channel 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) are to be carried out by PWD/WRD in future periodically.

The truthness 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 authority.

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the permission on above survey number on inundation point of view along with permission for construction of small bridge across the channel in S.F.No.110 for the above proposal and in that event, the applicant shall not be eligible for any compensation what so ever and 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 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 ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE THAT ROADS ARE FORMED AS SHOWN IN THE PLAN, 3 No. OF SINGLE POLE HT LINES PASSING OVER THE SITE ARE SHIFTED AND COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F - 004484 Manachery / 2019 / 03.06.2019, 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 :

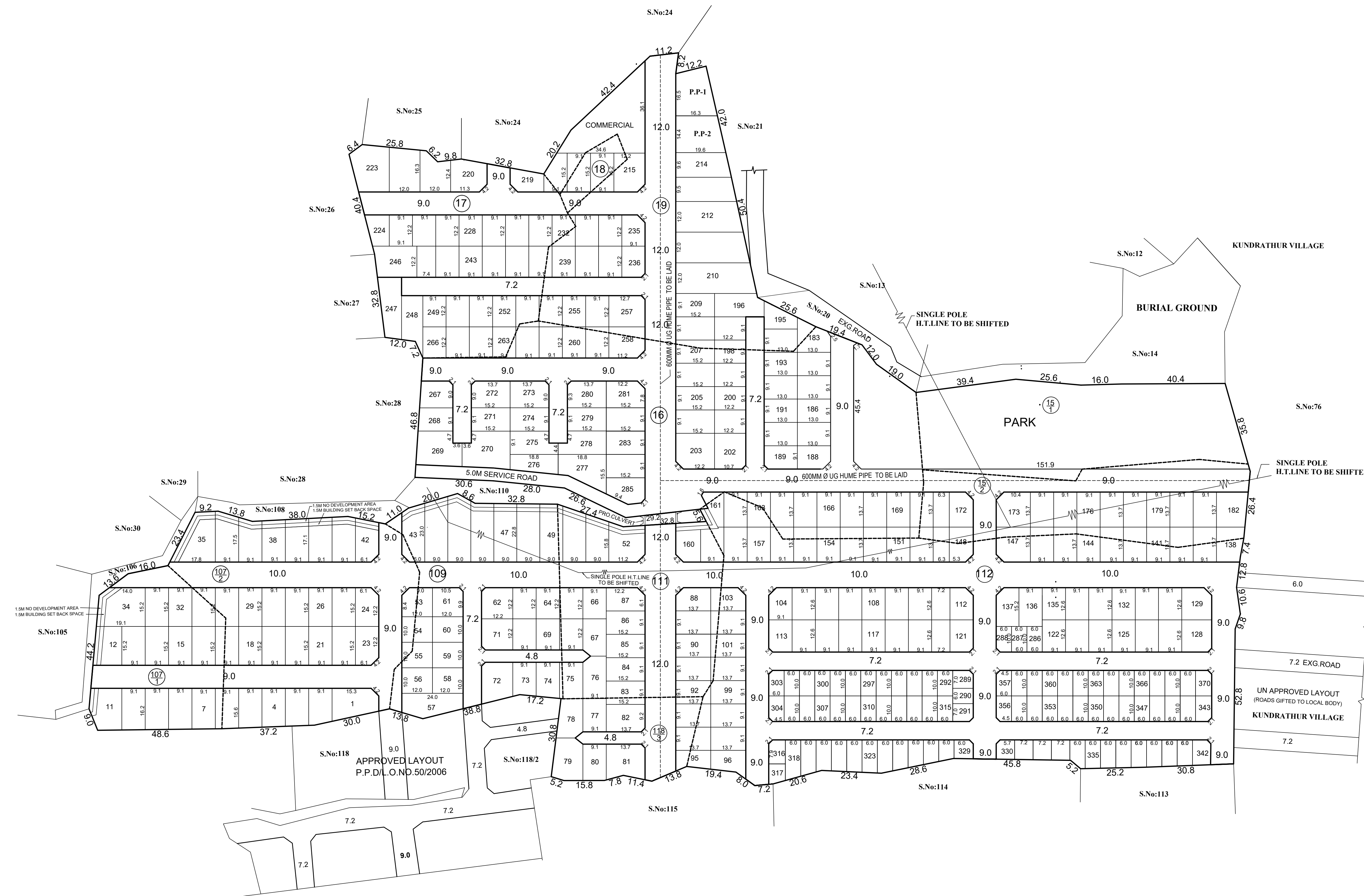
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- NO DEVELOPMENT AREA
- E.W.S
- COMMERCIAL
- CHANNEL

This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P(MD) No.9948 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. **121**
L.O NO. **2019**
APPROVED
VIDE LETTER NO : L1 / 5022 / 2019
DATE : 07 / 11 / 2019

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 15/1,2, 16, 17, 18, 19, 107/1,2, 109, 111, 112 AND S.No.118/3 OF MANACHERY VILLAGE.

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