

TOTAL EXTENT (AS PER PATTAS) : 33750 SQ.M
ROAD AREA : 9637 SQ.M
PARK AREA : 2430 SQ.M
(PARK AREA - 1 : 1778 SQ.M)
(PARK AREA - 2 : 652 SQ.M)
PUBLIC PURPOSE AREA (1%) : 248 SQ.M
(P-P-1 HANDED OVER TO THE LOCAL BODY - 126 SQ.M)
(P-P-2 HANDED OVER TO THE TANGEDCO - 122 SQ.M)
REGULAR PLOTS (1 TO 164) : 164 Nos.
E.W.S. PLOTS (514 SQ.M) (165 TO 244) : 80 Nos.
TOTAL NO. OF PLOTS : 244 Nos

NOTE:

- SPLAY-1.5MX1.5M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
 - ROAD AREA
 - PARK AREA
 - PUBLIC PURPOSE AREA-1
 - PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No. 6234/2022, DATED-28.06.2022 @ SRO PADAPPAL

CONDITIONS:

- (I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD / WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.DB / TS (3) / F - 4003 NOC-VARADHARAJAPURAM VILLAGE/2022/DATED-06.05.2022 & LETTER NO.DB/TS(3)/F-5336 CULVERT-VARADHARAJAPURAM VILLAGE/2022/DATED-15.07.2022 & LETTER NO.DB/TS(3)/F-CMDA(VARADHARAJAPURAM VILLAGE)/2022/DATED-01.08.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL.
- The applicant's land should be filled with earth proper compaction to the level of (+)11.500m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth of (+) 1.95m to 2.33m depending upon the existing field levels in layers of not more than 0.30metre depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)11.500m (11.300-0.200) i.e 2.22m above the crest top level (+)9.240m of existing old Subbalakshmi Anicut (at present damaged condition) across Adyar River on Eastern side. The entire site level should not be less than (+)11.500m.
- The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD. However if CMDA insists or applicant needs to construct RCC culvert or small bridge based on the location and channel width in Survey No. 236 will be linking the lands bearing Survey No. 235/1 & 237/1 across the applicant land has to apply separately to this department and get prior permission before construction of culvert or small bridge.
- The Channel in S.F. No. 236 & 517 within the applicant land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB upto their stretch 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 WRD Executive Engineer. Moreover, the width of centre channel (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.
- The Government channel in S.F. No. 236 & 517 stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicants 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 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 within the proposed land after the completion of project also.
- The necessary setback distance should be provided within in the proposed site as per the norms in existence and as per the rules in force of CMCA (Circular issued by the office of the Commissioner of Town & Country Planning, Chennai-2 vide Roc No.4367/2019-BA2/ Dated 13.03.2019) especially on Eastern & Northern side not less than 15.0m as well as within the site on both side along the channel during development and there should not be any construction activities carried out in this set back areas. This buffer area may be considered as OSR. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- The flood water collected in the patta lands located Southern side of the applicant land formed as a sheet of water and drain into Adyar river hence the macro drain should be constructed in the road side as per skeleton plan for plot west to East direction furnished by the applicant and finally conflex into Adyar river.
- Drainage arrangements to be provided at walkout or channel entry point in S.F. No.517 and exit point of the macro drain at S.F.No. 236/1A by the applicant at his own cost under the supervision of this department.
- Since the applicant land MFL the changes of inundation has not been fully eliminated hence, separate NOC should be obtained for the planning permission for the proposed construction activities in the applicant land. However the regular habitation should not be below MFL at any cost.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size of peripheral drain & lateral drain as per site condition, rainwater harvesting roads with road side drain and sewerage treatment and 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 drain /channel/ odai 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 /channel/ odai.
- If the applicant need to construct a permanent compound wall on the all-round the boundary of the site, it should be executed only after clearly demarcating the boundary by Revenue Department officials and WRD officials. The Government land should not be encroached at any cost (i.e North, East and within the site)
- The WRD officers should be allowed to inspect the site at any time & if necessary, advance intimation should be given to the WRD officers concerned before commencement of work.
- 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 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 genuineness of the documents submitted.
- The applicant should abide by the rules and regulation of the 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 clearly demarcate the boundary of their land and before commencement of any developmental activities especially on the East North & within the site in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the channel on the Western side and Southern side without any encroachments and should be maintained as per Revenue records (FMB) if any damages occurred to the channel, the same should be restored to its original condition at his own cost.
- The applicant should get clearance certificate for his 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.
- The applicant should not object at any time for the maintenance work /improvements work of the channel proposed to be carried out by WRD. The applicants should not dump the garbage/debris in channel, and avoid the sewage water into the channel, etc. The applicant should give an undertaking in writing to the effect stating that the above proposal will not obstruct in case any maintenance /improvement /development works as per Revenue records (FMB) which are proposed to be carried out by WRD in future periodically.
- WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the WRD/ Government Lands. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.
- The sewage water from the applicant's 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/river at any cost.

At any cost, sewage /sillage should not be let into Channel, and the garbage 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 applicant 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 with NOC on Inundation point of view for the above proposed site and in event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

1. The proposed RCC small bridge size & in S.F. No. as mentioned above should be constructed across the channel in S.F. No.236 connecting the applicant in S.F.No.235/1 & 237/1 as marked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel marked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments. Only if the applicant's land available on both sides of the channel, this permission is eligible for construction of bridge. The applicant should not carry out any other cross masonry structures across the channel and it required, prior permission from WRD should be obtained. The applicant should provide a precast concrete bed in the channel at the proposed small bridge site without fail.

2. The proposed small bridge should be made of RCC with a minimum inner size, width and height for a bridge width as specified below. The bed level of the RCC Bridge should be fixed in presence of the Executive Engineer concerned and only after the existing channel original bed level is ascertained and restored for flow direction.

RCC Small bridge in S.F. No.236/ Varadharajapuram Village		
B.M crest top level of existing old subbalakshmi Anicut		(+9.240m)
Existing bed level of the course		(+9.520m)
Proposed Bed level of the course		(+8.920m)
Existing channel bed width as per FMB		9.40m
FSL & MFL of the channel.		(+10.420m & (+)11.200m)
Applicant layout road level in S.F. No. 235/1&237/1		(+9.305m & (+)9.550m)
Proposed Deck Slab Bottom Level		(+11.500m)

S. Channel No.	S.F.No	Access To From To	Proposed Bed level in M (+)	Minimum inner Width of channel at height in m or bottom level of deck slab	Minimum inner Vent height in m per FMB Average	Width of Small bridge in m	Area of Small bridge in m	No. of vents allowed	
1.	236	235/1/237/1	8.920	11.200	9.40m	(+11.500 / 2.58m)	9.0m	84.6	1 vent
							Total	Sqy 85	
								SQ.M	

- 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 qualified Structural Engineer for construction of small bridge. The WRD will not be held responsible for the Structural Stability, safety and soundness of the bridge proposed by the applicant and WRD specifically allowed only for permission for construction of RCC small 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, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC small bridge.
- Based on the hydraulic particulars mentioned above, the design and drawing of the proposed RCC small bridge should be obtained from the approved qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD, Lower Palur Basin Division, Kancheepuram for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for the above proposal should be informed to the Executive Engineer, WRD, Lower Palur Basin Division, Kancheepuram for monitoring and also completion of bridge should be reported to the Executive Engineer.
- The applicant should pay an annual lease rent of Rs.1,04,000/- (Rupees one lakh and four thousand only) for occupation of 85 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Lower Palur Basin Division, Kancheepuram and it should be paid at one lump sum for three years of Rs.3,12,000/- (Rupees three lakh and twelve thousand only) in advance before the commencement of work. During execution /after construction of above small 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, WRD, Lower Palur Basin Division, Kancheepuram 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, WRD, Lower Palur Basin Division, Kancheepuram which will be refunded only after completion six months on the certificate from concerned Assistant Executive Engineer of this department stating 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 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 should be handed over to this department as per original condition.
- The above proposed small bridge will be the Government WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Small bridge, Land, Small 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.
- 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 small bridge also removed without any correspondence for which applicant is not entitled for any compensation.
- 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 granted. If any documents seem to be fake/manipulated/ fabricated, in future the above 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 proposed RCC small bridge should be 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 should maintain the hydraulic parameters of the field channel without any change.
- The Government field channel stretch abutting the boundary and crossing the proposed land within the applicant's land should be marked as per FMB and monitored and maintained by the applicant at his own cost. 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 within the proposed land, after the completion of small bridge.
- The Abutment, Wing wall, Return wall, etc., for the above proposed small bridge should be constructed well within the applicant's land on either sides.
- The applicant should clearly demarcate the boundary of his land before the commencement of any developmental activities including construction of small bridge in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the channel abutting the land.
- 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. WRD is giving opinion only in connection with the permission of constructing of small bridge and does not deliver any right to the applicant to encroach the WRD/Government Lands.
- The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central from time to time.
- The sewage (treated or untreated) water from the applicant land should not let into the channel and for the disposal of the sewage water and 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 /sillage should not be let into field channel, and the garbage, debris and construction materials should not be dumped into the channel restricting the free flow of water.
- The should not object at any time for the maintenance work /improvements work of the channel which is proposed to be carried out by WRD. 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 are to be carried out by WRD in future periodically.
- During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc at his own cost. The applicant should not damage the Government property and cause any inconvenience to common public. All safety measures should be taken without fail during construction.

The terms 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 any of the above conditions, WRD reserves the rights to withdraw the permission on construction of small bridge across channel in the above survey number and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

And all other specific remarks and technical opinion of this department NOC on inundation point of view along with all terms & conditions remains unaltered as in the reference 8 cited above (Already NOC issued by this office) is applicable for the planning permission for the laying out of house sites in S.No.235/1, 237/1, 238/1A and 516 of Varadharajapuram village, Kundrathur Taluk, Kancheepuram District, Kundrathur panchayat Union Limit.

(I) PWD IN LETTER NO.DB/TS(3)/F.CMDA (VARADHARAJAPURAM VILLAGE)/2022/ DATED-01.08.2022 HAS STATED THE FOLLOWING:
THE CONSTRUCTION OF ANY CROSS MASONRY STRUCTURES ACROSS GOVERNMENT WATER BODIES/WATER COURSES/ GOVERNMENT LAND ARE PERMITTED ONLY ON TEMPORARY LEASE BASIS, AS PER THE CURRENT GUIDELINE VALUE SPECIFIED IN PARA 17(2) OF PUBLIC WORKS DEPARTMENT CODE AND BASED ON SECRETARY TO THE GOVERNMENT, REVENUE DEPARTMENT, SECRETARIAT, CHENNAI - 600 009 LETTER NO.(MS) NO.155/10.03.2005.

(II) IN T.C.DBR-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 (MA) 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) IN T.C.DBR-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 (MA) DEPARTMENT DATED 31.01.2020 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.

(V) T.C.DBR 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.

(VI) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD /WRD IN THEIR LETTER NO.DB/TS(3)/ F - 4003 NOC-VARADHARAJAPURAM VILLAGE/2022/DATED-06.05.2022 & LETTER NO.DB/TS(3)/F-5336 CULVERT-VARADHARAJAPURAM VILLAGE/2022/DATED-15.07.2022 & LETTER NO.DB/TS(3)/F-CMDA(VARADHARAJAPURAM VILLAGE)/2022/DATED-01.08.2022 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 TANGEDCO
- E.W.S
- ODAI
- CHANNEL
- BUFFER AREA

This Planning Permission Issued under New Rule T.C.DBR 2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.



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

P.P.D NO : 109
L.O NO : 2022
APPROVED
VIDE LETTER NO : LAYOUT-1/0130/2021
DATE : 18 / 08 / 2022

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY