



<b>TOTAL EXTENT (AS PER DOCUMENT)</b>	<b>: 128446.00 SQ.M</b>
<b>ROAD AREA - 6757.92 SQ.M</b> (GIFTED IN DOC. NO.1088/2019, DATE 06.03.2019)	}
<b>PROPOSED ROAD AREA - 33904.00 SQ.M</b>	
<b>TOTAL ROAD AREA</b>	<b>: 40661.92 SQ.M</b>
<b>PARK AREA</b>	<b>: 12128.98 SQ.M</b>
(GIFTED IN DOC NO.1087/2019, DATE 06.03.2019)	
<b>PUBLIC PURPOSE AREA (1%)</b>	<b>: 1144 SQ.M</b>
P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 440 SQ.M	
P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 704 SQ.M	
<b>REGULAR PLOTS (1 TO 498)</b>	<b>: 498 Nos.</b>
<b>E.W.S.PLOTS (9350 SQ.M) (499 TO 655)</b>	<b>: 157 Nos.</b>
<b>TOTAL NO.OF.PLOTS</b>	<b>: 655 Nos.</b>
<b>COMMERCIAL SITE</b>	<b>: 2 Nos.</b>
<b>CONVENIENT SHOP</b>	<b>: 11 Nos.</b>
<b>SHOP SITE</b>	<b>: 2 Nos.</b>

**NOTE:**  
 1. SP.LAY-1.5Mx1.5M  
 2. MEASUREMENTS ARE INDICATED EXCLUDING SP.LAY DIMENSION  
 3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.1245/2022, DATED: 16.12.2022, @ SRO POONAMALLEE.  
 4. PUBLIC PURPOSE AREA-1 (RESERVED FOR TANGEDCO)  
 5. PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

- CONDITIONS:**  
 (I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/TS(3)F-1 & CULVERT-KILMANAMBEDU / 2017 / 16.06.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.  
 1. The proposed RCC Box Culvert 5 Nos. size mentioned above across the channel in S.F. No. 149 so as to access the site S.F. No. 76/1 to S.F. No. 74-Road-Culvert Nos. 1 & 2 @ S.F. No. 85/1 so as to access the site in S.F. No. 84 to S.F. No. 85-Culvert Nos.3@ S.F. No.85/3 so as to access the site S.F. No. 85 to S.F. No. 35-Culvert No. 4 and @ S.F. - No.80/2 so as to access the site S.F. No. 83 to S.F. No. 57 Culvert No. 5 within the applicants lands as earmarked in the sketch for temporary occupation for three years from the date of agreement if the applicants land available on both sides of the channel this permission is eligible for construction of culvert. However, if the CMDA insists for any more culverts during planning, approval the applicant should approach the WRD for getting separate approval for additional culverts in future.  
 2. The Proposed box culvert 5 Nos shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width of 9.0m (3 Nos), 15.0m & 10.0m well with in the boundary. The size & skill level of proposed RCC culvert should be maintained as mentioned below in the specified S.F No and should be got executed only in the presence of PWD/WRD officials. The bed level of the culverts should be fixed in presence of the Executive Engineer concerned.  
 3. The PWD/WRD will not be held responsible for the Structural Stability safety and soundness of the building proposed by them and PWD/WRD specifically recommend only for construction of culverts & inundation point of view. The applicant should construct the proposed RCC Box Culverts -5 Nos at their own cost. They are solely responsible for the structural safety and stability of the proposed culvert at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.  
 4. Based on the hydraulic particulars mentioned, the design and drawings of the proposed RCC Box Type Culverts should be obtained from the Qualified structural Design Engineer and the same should be submitted to The Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work. The work schedule for above proposal should be informed to The Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of culvert should be reported to the Executive Engineer.  
 5. The applicant should pay an annual lease rent of Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only.) for occupation of 681 sqm. In the shape of Demand Draft drawn in favour of The Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.28,50,000/- (Rupees Twenty Eight Lakhs Fifty Thousand Only.) in advance before the commencement of work. During execution/after construction of above culverts if any deviations are noted in above measurements accordingly the lease rent also are revised respectively.  
 6. The applicant has to pay Service Tax separately as per norms in existence and as amended from time to time without fail.  
 7. The applicant should execute the lease agreement with the Executive Engineer, PWD., WRD., Kosasthalaiyar 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.  
 8. The above proposed culverts 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 (Culvert land, Culvert, 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.  
 9. The permission granted to the applicant 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 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.  
 10. The proposed RCC Box Culverts should be monitored and maintained by the applicant at their 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.  
 11. The field channel stretch abutting the boundary and crossing the proposed land within the applicants land should be monitored and maintained by the applicant at their own cost. Further, the said channels to be connected to the all-round / internal Storm water drain network of the applicant land and finally let out to the keelkambedu lake (S. No. 139). Also the applicant should de-silt the drain periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of work.  
 12. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail.  
 13. The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD  
 14. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail.  
 15. The field channel in the patta lands of the applicant in Survey Nos. 29, 33, 35, 36, 37, 38-Kulam 39, 40, 41, 44-Kuttai, 74-Road, 78, 81, 82, 85, 87, 93-Kuttai, 94, 95, 96, 97, 108, 109 is hereby advised and permitted to re-route it and connect it to the all around/internal Storm Water Drain network of the applicant, so that the ultimate disposal of Storm Water will be discharged to the Kilmanambedu Lake. (Survey No. 139).

(I) TNCNDRB-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 (M&I) DEPARTMENT DATED: 31.1.2020 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.  
 (II) TNCNDRB-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 (M&I) 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) TNCNDRB-2019, 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-1 & CULVERT-KILMANAMBEDU / 2017 / 16.06.2017 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.  
 (VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE  
 (VII) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

**LEGEND**

[Symbol] SITE BOUNDARY	[Symbol] EWS
[Symbol] ROADS GIFTED TO LOCAL BODY	[Symbol] CHANNEL
[Symbol] EXISTING ROAD	[Symbol] COMMERCIAL
[Symbol] PARK	
[Symbol] PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY	
[Symbol] PUBLIC PURPOSE-2 GIFTED TO TANGEDCO	

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

<b>P.P.D</b>	<b>NO :</b>	<b>12</b>
<b>L.O</b>		<b>2023</b>

**APPROVED**  
 VIDE LETTER NO : LAYOUT-1 / 0024 / 2022  
 DATE : 10 / 01 / 2023

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

**POONAMALLEE PANCHAYAT UNION**  
 LAYOUT OF HOUSE SITES IN S.Nos. 28, 29/1, 2, 32/2, 33, 34, 35, 36, 37/1, 2, 38, 39/1, 2, 40, 41, 45, 47/3, 57/1, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 76/1A, 2A, 77/1A1, 77/1C, 78, 80/1A, 1B, 81, 82, 83, 84, 85/2, 86, 87/1, 2B, 3B, 94/1, 2, 3, 95/1, 96/1, 2, 97/3, 106, 108, 109/1A, 1B1, 1B2, 1C, 1D1 & 2A OF KILMANAMBEDU VILLAGE.

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

**OFFICE COPY**  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY