

TOTAL EXTENT (AS PER DOCUMENT) : 5180 SQ.M
ROAD AREA : 1621 SQ.M
PUBLIC PURPOSE PROVIDED (1%) : 40 SQ.M
PUBLIC PURPOSE SITE - 1 = 20 SQ.M
PUBLIC PURPOSE SITE - 2 = 20 SQ.M
REGULAR PLOTS (1 TO 11) : 11 Nos
EWS PLOTS (12 TO 53) (2580 SQ.M) : 42 Nos
TOTAL NO. OF PLOTS : 53 Nos
CONVENIENCE SHOP SITE : 1 No.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | | |
|--|---|---|
| | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO:126/2023, DATED:09.01.2023 @ SRO,POONAMALLEE. |
| | PUBLIC PURPOSE-1 (0.5%) | |
| | PUBLIC PURPOSE-2 (0.5%)
<small>(RESERVED FOR TANGEDCO)</small> | |

CONDITIONS:

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB / T5(3) / F.011359 / NOC- VELLAVEDU VILLAGE / 2022 / DATED 01.12.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
- The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)35.250m [(ie) 4.640m above the known datum at Sill level of Bangaru Channel at Vellavedu Bridge (+)30.610m] to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth from 1.390m to 1.610m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.
 - The all round pavement level within the site should not be less than (+)35.250m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drain of suitable size as per prevailing site conditions within the site and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants land according to existing rules in force and should get proper approval from competent authority without fail.
The sewage or any unhygienic drainage (Treated or Untreated) should not be let into 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 applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be a hindrance to the free flow of internal drain to downstream
 - The applicant should provide necessary setback distance especially on North within the site as per site condition as per the norms in existence and as per rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No. 4367/2019-BA2 / Dated 13.03.2019) during development and there should not be any construction activities in the setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD
 - The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially in the S.No 7/1 & 146 and Bangaru Channel (SF Nos. 264, 263 and 265) in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the channel on the Northern 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 not carry out any other cross masonry structures across the channel without prior permission from WRD.
 - If the applicants' need to construct a permanent compound walls on the all- round the boundary of the site, it should be executed only after clearly demarcating the boundary by the Revenue Department officials and WRD officials. The Government land should not be encroached at any cost.
 - The WRD officers should be allowed to inspect the site at any time, i.e., during execution and thereafter, 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 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 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 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 to be carried out by WRD. The applicants should not dump the garbages/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 WRD in future periodically
 - The sewage water from the applicant's land should not let into the drain 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/river at any cost
At any cost, sewage / sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel / river restricting the free flow of water
 - The channel courses in S.No. 7/1 & 146 along the boundary of applicants land should be completely de-silted and re-sectioned by constructing retaining wall on either sides as well as bed lining concrete of the drain as per the FMB at the applicant's own cost. The bed level of the above course should be ascertained and restored before commencing the development activity in the presence of the concerned WRD Executive Engineer. Moreover the width of entire field drain as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments:
 - The Patta Channel stretch abutting the applicant boundary in 7/1 & 146 and Bangaru Channel (SF Nos: 264, 263 and 265) should be marked as per FMB and monitored and maintained by the applicant at her own cost. The width of the course should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field drain should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing drain to the downside area within the proposed layout site. Also, the applicant should desilt the drain periodically and remove the obstruction then and there, without any hindrance for free flow of water at his own cost within the proposed land, even after the completion of project also
 - 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 owner of the document received from the applicant in 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.

(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 (MAI) 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 (II)

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.

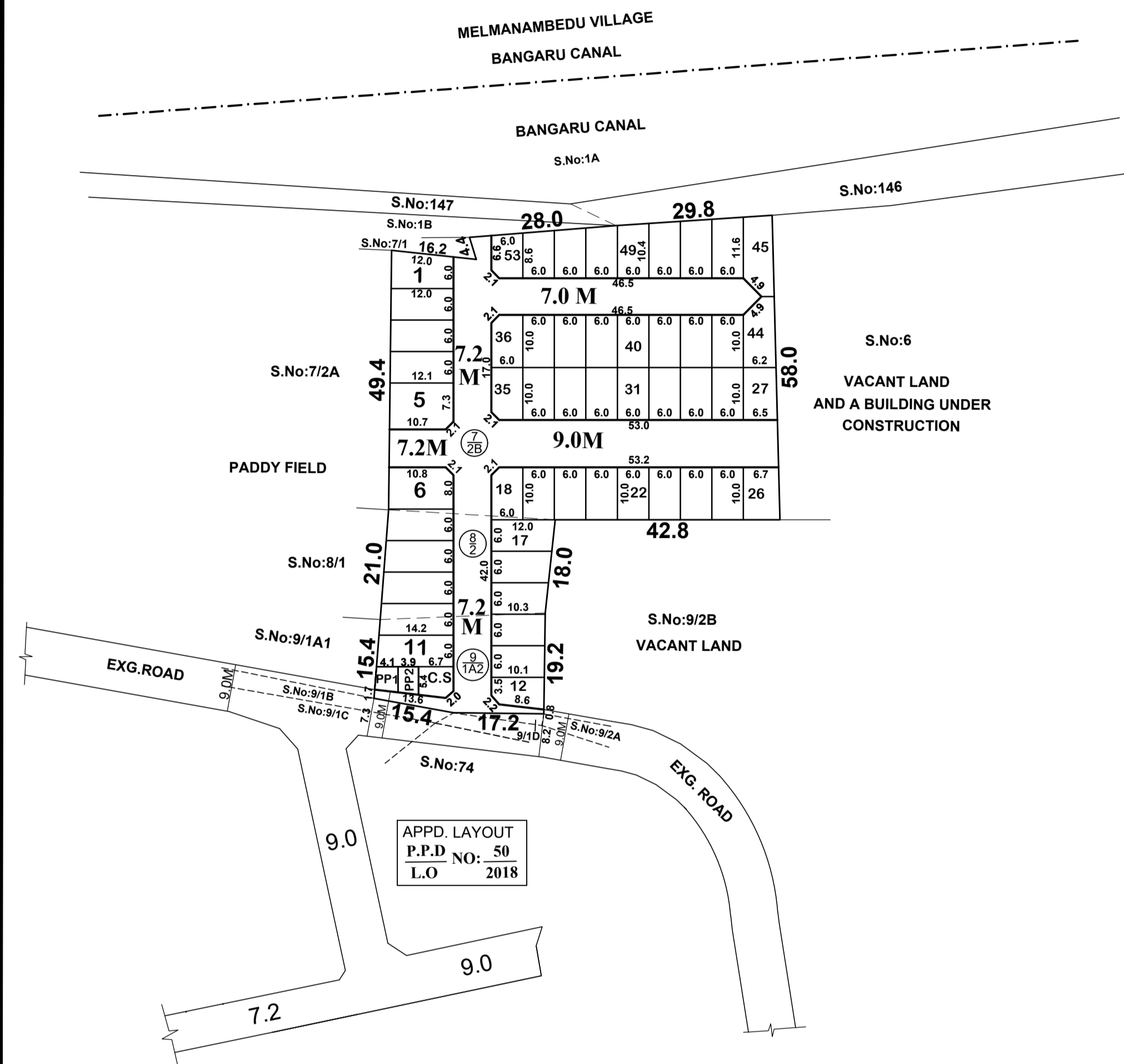
(IV) **LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F.011359 / NOC- VELLAVEDU VILLAGE / 2022 / DATED 01.12.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

(V) **THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.**

⊗ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- | | | | |
|--|---------------------------------------|--|------------------|
| | SITE BOUNDARY | | CANAL |
| | ROAD GIFTED TO LOCAL BODY | | EWS |
| | EXISTING ROAD | | CONVENIENCE SHOP |
| | PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY | | |
| | PUBLIC PURPOSE-2 GIFTED TO TANGEDCO | | |



This Planning Permission Issued under New Rule TNCDBR.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 : 27
L.O NO : 2023
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0008 / 2022
 DATE : 23 / 01 / 2023

OFFICE COPY
 FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 7 / 2B, 8 / 2 AND 9 / 1A2 OF VELLAVEDU VILLAGE.

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