

SITE EXTENT (AS PER PATTI)	:	21375 SQ.M
ROAD AREA	:	6903 SQ.M
PARK AREA	:	1751 SQ.M
PARK-1 :1486.6 SQ.M PARK-2 : 345.0 SQ.M	:	
GREEN BUFFER/ NO DEVELOPMENT AREA	:	850 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	230 SQ.M
<small>PP-1 HANDLED OVER TO THE LOCAL BODY :1208 SQ.M PP-2 HANDLED OVER TO THE TANGEDCO :11809 SQ.M</small>	:	
EWS PROVIDED	:	1452 SQ.M
REGULAR PLOTS (1 TO 99)	:	99 Nos
EWS PLOTS (100 TO 121) (1452 SQ.M)	:	22 Nos
TOTAL NO. OF PLOTS	:	121 Nos

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

WERE HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC NO.8448/2023 DATED:12.12.2023 @ SRO,KONNUR.

CONDITIONS:

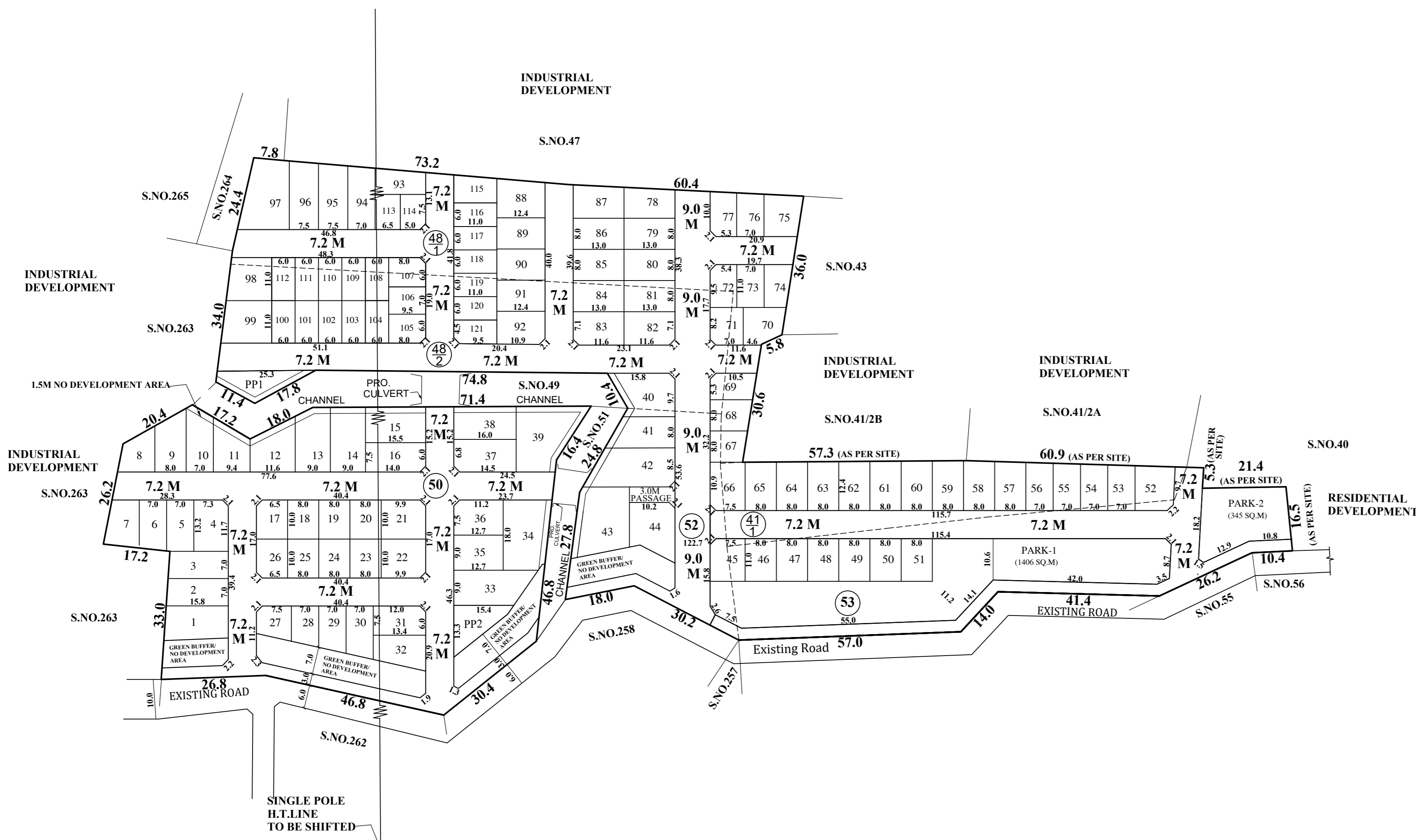
- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEMPAK, CHENNAI-5, LETTER NO.01/TS/3/F-NOC-519/ATHIPATTU VILLAGE/2023 DATED:10.07.2023, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- THE APPLICANT'S LAND SHOULD BE FILLED WITH EARTH FILLING WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+)17.200M (I.E. (+) 0.21M ABOVE THE FTL OF ANBATHUR TANK WHICH IS (+)16.990M) 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 VARYING FROM 1.250M TO 1.310M DEPENDING UPON THE EXISTING FIELD LEVELS. ALSO, THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEWAGE 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 BE LESS THAN (+)17.200M.
- THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF HIS LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES ESPECIALLY ON THE SOUTH, WEST AND NORTH SIDE IN THE PRESENCE OF REVENUE AND WRD AUTHORITIES. THE APPLICANT SHOULD ALSO MAINTAIN THE MEASUREMENT OF THE WIDTH OF THE CHANNEL EARMARKED IN THE REVENUE RECORDS AND SHOULD NEVER BE ALTERED AND MUST BE MAINTAINED AT ALL TIME 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 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 AND DEPOSITED AMOUNT FOR CAUTION DEPOSIT & LEASE RENT WILL NOT BE REFUNDED. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED.
- 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.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS 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 NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORKS/IMPROVEMENT WORKS OF THE CHANNELS WHICH ARE 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 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 ENCRACH THE WRD/ GOVERNMENT LANDS / RIVER. THE NOC FOR THIS SITE FROM WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.
- THE GOVERNMENT FIELD CHANNEL IS S.Nos. 49 FROM WEST & EAST DIRECTION WITHIN THE APPLICANT LAND AND CHANNEL IN S.Nos.51 RUNS FROM NORTH TO SOUTH DIRECTION WITHIN THE APPLICANT LANDS SHOULD BE COMPLETELY DESIGNED AND RE-SECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDES OF THE CHANNEL WITH CONCRETE BED 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 WRD EXECUTIVE ENGINEER. MOREOVER, THE WIDTH OF ENTIRE CHANNEL AS PER REVENUE RECORDS (FMB) ALONG & WITHIN THE STRETCH OF APPLICANT'S LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AND WITHOUT ENCROACHMENTS.
- THE GOVERNMENT FIELD CHANNEL IS S. Nos 49 FROM WEST & EAST DIRECTION WITHIN THE APPLICANT LAND AND CHANNEL IN S.Nos.51 RUNS FROM NORTH TO SOUTH DIRECTION WITHIN THE APPLICANT LANDS 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 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 APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS WITHOUT PRIOR PERMISSION FROM WRD.
- THE PROPOSED RCC CULVERT SHOULD BE CONSTRUCTED BY THE APPLICANT ONLY, ACROSS THE FIELD CHANNEL IN SURVEY NO.49 OF ATHIPATTU VILLAGE, 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 CULVERT WITH SIZE AS MENTIONED IN THE TABLE BELOW AS EARMARKED IN THE SKETCH 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, THE PERMISSION IS ELIGIBLE FOR CONSTRUCTION OF RCC CULVERTS. 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 DIRECTION. THE APPLICANT SHOULD PROVIDE A PUCCA CONCRETE BED IN THE CHANNEL AT THE PROPOSED BRIDGE SITES WITHOUT FAIL IN ORDER TO AVOID EROSION.

S. No.	Channel S.F.No.	Access to S.F.No.		Proposed Bed level in m(+)	MLF in m	Minimum inner Width of channel in m as per FMB	Minimum inner Vert of channel in m or bottom level of deck slab	Width of RCC bridge in m	Area RCC Bridge in Sqm	No of vents allowed	
		From	To								
1.	49		50	(+) 14.400m	(+) 16.500	12.00	2.800(+) (+17.200m)	7.20	86.40 Sqm	2 No	
The qualified chartered structural Engineer prescribed the design for RCC small bridge with pile foundation, the pile cap top level should be kept at (+)13.800m [e]=14.400-0.60(+13.800)m. Also, the pier should be designed as single round columns and should not be in the form of nosing pier.									Total	87.00 Sqm	

- Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culverts should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, 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, 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.1,97,000/- (Rupees one lakh ninety seven thousand only) for occupation of 87 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.5,91,000/- (Rupees five lakh ninety one thousand 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 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, 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 should pay the caution deposit of sum of Rs.3,00,000/- (Rupees three lakh only) in favour of the Executive Engineer, 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 WRD 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 culverts 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. Further, the leased portion land to be handed over to this department in original condition.
 - The above proposed culverts will be the Government 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.
 - 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 RCC culvert.
 - The WRD will not be held responsible for the Structural Stability, safety and soundness of the culverts proposed by the applicant and WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed culverts and at any cost, WRD will not be held responsible for design and drawings adopted for proposed construction of RCC culverts.
 - 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 culvert will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
- Technical Suggestion:**
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes, within the site as per site condition 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 garbage / debris and other solid waste management as per norms in existence within the applicant's 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 applicant should make drainage network, at his own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.
 - The applicant should provide necessary setback distance within the site based on the site condition all along the Channel on Both sides as per the norms in existence and as per the 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 must be construction activities in the specific setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
 - The sewage water from the applicant's land should not be 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 / sullage should not be let into river, and the garbage, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
 - The applicant's lands are seen to be ryotwari land which would be classified as Wet and Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for this 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 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 on inundation point of view as well as temporary permission for the construction of culverts across the channel to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

- (i) TNCDBR-2019 RULE NO. 47 (9) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA) DEPARTMENT DATED 31.1.2020 AND 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.
- (ii) TNCDBR-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.
- (13) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DR/TS/3/F-NOC-519/ATHIPATTU VILLAGE/2023 DATED: 10.07.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- (14) 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
 - ROADS GIFTED TO LOCAL BODY
 - EXISTING ROAD
 - PARK GIFTED TO LOCAL BODY
 - EWS
 - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 - PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
 - GREEN BUFFER/ NO DEVELOPMENT AREA
 - CHANNEL



GREATER CHENNAI CORPORATION
LAYOUT OF HOUSE SITES IN OLD S.Nos. 41/1, 48/1 & 2, 50, 52 AND 53 PRESENT T.S.Nos 46, & 50 BLOCK NO.17 AND T.S.NO. 157, BLOCK NO.19 OF ATHIPATTU VILLAGE.
SCALE - 1 : 800 (ALL DIMENSIONS ARE IN METRE.)

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 : **290**
L.O : **2023**

APPROVED
VIDE LETTER NO : LAYOUT-1/0111/2023
DATE : 19/12/2023

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY