

**SITE EXTENT** (AS PER DOCUMENT) : **5382 SQ.M**  
**ROAD AREA** : **1849 SQ.M**  
**PUBLIC PURPOSE PROVIDED (1%)** : **49 SQ.M**  
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) : 28.0 SQ.M  
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) : 21.0 SQ.M  
**No. OF PLOTS** : **35 Nos.**

**NOTE:**

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>ROAD AREA</li> <li>PUBLIC PURPOSE-1 (0.5%)</li> <li>PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO)</li> </ul> | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED<br>DOC.NO:3385/2023, DATED:08.03.2023 @ SRO, AVADI. |
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**CONDITIONS:**

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/F-2281 NOC- THIRUNINRAVUR-B VILLAGE/2022/DATED.12.04.2022, WHICH 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 proper compaction to the level of (+)30.550m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth of (+) 1.700m to 1.890m 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 (+) 30.550m and (t.e.) 0.64m above the sill level of Sluice No.2 of Thiruninravur Tank as (+) 29.910m. The entire site level should not be less than (+) 30.550m
- The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral), rainwater harvesting, roads with road side drain and sewerage treatment and its disposal & garbages / debris and other solid waste management as per norms in existence within the applicants' 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 applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/odai.
- The necessary setback distance should be provided with in the proposed site as per the norms in existence and as per the rules in force of CMDA (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 Western & Southern side during development, and there should not be any construction activities carried out in this set back areas. The CMDA should issue completion certificate only after obtaining completion certificate from WRD.
- The applicants should not carry out any other cross masonry structures across the channel before obtaining prior permission from WRD.
- If the applicants 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 the Revenue Department officials and WRD officials. The Government land should not be encroached at any cost (i.e. channel in S.F Nos. 452/4 & 529/6).
- 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. WRD is giving opinion only on inundation point of view and does not deliver any rights to the applicants to encroach the WRD / Government Lands. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- The permission granted to the applicants, 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. Hence, the applicants are solely responsible of genuineness of the documents submitted.
- The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.
- The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the S.Nos. 452/4 (West side) & 529/6 (South side) in the presence of Revenue and WRD authorities. The applicants 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 their own cost.
- The applicant's lands seem to be ryotwari land which would be classified as wet land. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicants should get clearance certificate for their 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 applicants 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 garbages / debris in the channel, and avoid the sewage water into the channel, etc.,. The applicants 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/
- The channel course in S. Nos 452/4 (West side) & 529/6 (South side) along the boundary of applicants land should be completely desilted 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 upto this stretch. 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 applicants' land should be maintained properly without any change and without encroachments.
- The Government surplus course stretch abutting the applicant boundary in S.Nos. 452/4 (West side) & 529/6 (South side) should be marked as per FMB and monitored and maintained by the applicants at their 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 applicants should make necessary periodical arrangements for free flow of water through the existing drain to the downslope area within the proposed layout site. Also, the applicants should desilt 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, 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 applicants to encroach the WRD / Government Lands The NOC for their site from the WRD is purely issued on the basis of inundation point of view.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 applicants 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 (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.

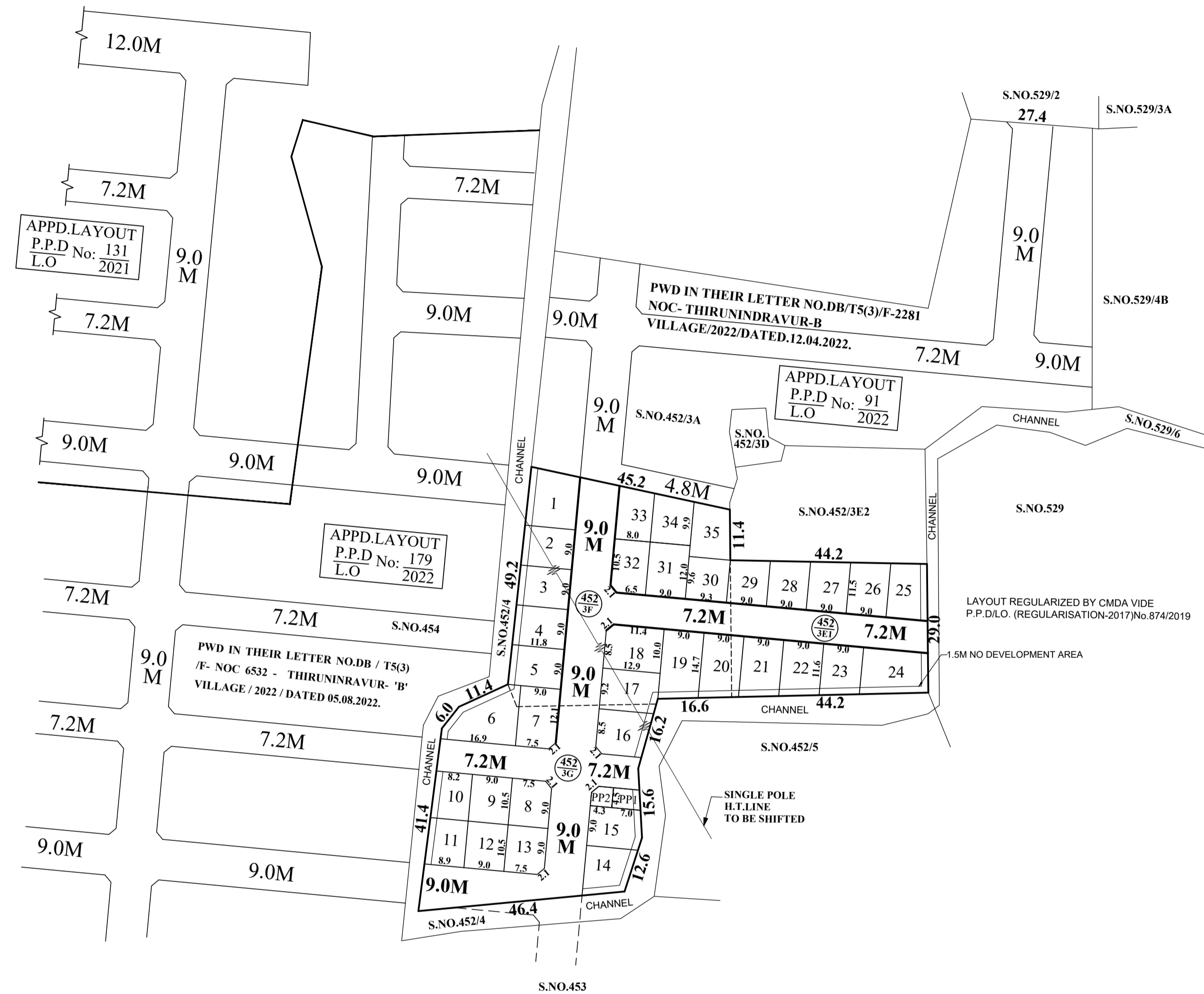
(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-2281 NOC- THIRUNINRAVUR-B VILLAGE/2022/DATED.12.04.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL



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 : 73  
L.O 2023  
**APPROVED**  
VIDE LETTER NO : LAYOUT-1 / 0246 / 2022  
DATE : 14 / 03 / 2023

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



**POONAMALLEE PANCHAYAT UNION**

LAYOUT OF HOUSE SITES IN S.No. 452/3E1, 3F AND 3G OF THIRUNINRAVUR - B VILLAGE.

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