

= 17927 SQ.MFILE NO: LAYOUT-1 / 0194 / 202 SITE EXTENT (AS PER DOCUMENT) **ROAD AREA**  $= 5057 \, SQ.M$ PARK AREA (OSR) = 1292 SQ.MPUBLIC PURPOSE PROVIDED = 129 SQ.M P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA: 64.5 SQ.M) P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA: 64.5 SQ.M) TOTAL NO. OF PLOTS = 116 NOS **REGULAR PLOTS (1 TO 95)** = 95 NOS EWS PLOTS (96 TO 116) (1305 SQ.M) = 21 NOS 1. SPLAY - 1.5M x 1.5M 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS 3. ROAD AREA PARK AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. PUBLIC PURPOSE AREA-1 NO: 4820 / 2023, DATED: 31.03.2023 @ SRO, TIRUVALLUR JOINT 1 (RESERVED FOR LOCAL BODY) PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) **CONDITIONS:** (I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHENNAI REGION, CHENNAI-5. LETTER NO.DB/T5(3)/011793/F-NOC(PAKKAM-B & NATHAMBEDU VILLAGE)0806/2023/DATED:23.02.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY) 1. The applicant's land should be filed with earth filling with proper compaction to the minimum Level of (+)16.800m [i.e(+)1.710m above the weir crest level of Pakkam Thangal Tank is (15.090m is order 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 2.650 to 2.950m 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 be less than (+)16 800m. The applicants should prepare the layout proposal by considering the 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 drains sewerage treatment plant and its disposal and garbages/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 make drainage network, at their 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. 3. Since the site exists in close proximity with the Channel within the site the necessary setback distance should be provided within the site 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 vice Roc.No.4367/2019-BA2/13.03.2019) during development and their should not be any construction activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD. 4. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the Channel (S.F.Nos.679/2, 681/1, 682/1 and 685/1) 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 their own cost. 5. 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 will be cancelled without any correspondence and deposited amount for caution deposit will not be refunded. Hence, the applicants are solely responsible of genuinety of the documents submitted. 6. 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. 7. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of aw of both State & Central Government from time to time. 8. The applicants should not object at any time for the maintenance works/ improvement works of the Channel which are proposed to be carried out by WRD. The applicants should give an undertaking in writing to the effect that the above proposed to be carried out by WRD. The applicants should not object at any time for the maintenance works as per Revenue records [FMB], which are proposed to be carried out by WRD in future periodically. 9. The sewage water from the applicants 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 applicants, and as well as the construction materials/debris/garbages 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. 10. 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. 11. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD/ Government Land/ river. The NOC for their site from the WRD is purely issued on the basis of inundation point of view. 12. The Channel in S.F.Nos.679/2, 681/1, 682/1 and 685/1 on abuts of the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side of 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 entire Channel as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments. 13. The Channel in S.F.Nos.679/2, 681/1, 682/1 and 685/1 stretch abutting the applicants boundary should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing channel to 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 project also. 14. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. 15. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No.682/1 of Pakkam-B & Nathamedu village as earmarked in the above hydraulic particulars of the Channel. The applicants should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land/road available on both sides of the channel, their permission is eligible for construction of RCC Culvert. The width of the Channel earmarked in the FMB sketch should be maintained as per Revenue tttThe bed level of the Channel 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. The Hydraulic particulars of the proposed RCC Culvert are follows:-Existing Approach 9.0m Road Level MFL during December 2015 near by site (+) 15.600m MWL of Pakkam Thangal Tank (+) 15.540m FTL of Pakkam Thangal Tank (+) 15.090m TBL of Pakkam Thangal Tank (+) 16.460m

9		Proposed Bed Width of Channel (FMB) Proposed width of RCC culvert			: (+) 4.00m : (+) 9.00m						
	S.No.	Channel S.F.No	Access to S.F. No.		Proposed Bed Level In M(+)	MFL in M (+)	Minimum Inner Width of	i neiant in IVI or nottom i	Width of RCC	Area of RCC	
			From	То	( )	, ,	Channel in m as per FMB	Level of deck slab	Culvert in M	Culvert in Sqm	allowed
	1.	682/1	678/3B	682/2A2	13.550	15,600	4.00	(+) 3.250 or 16.800m	9.00	36.00 sam	1 No

(+) 13.550m

(+) 16.800m

18. The applicants have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

16. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be submitted to the Executive Engineer, WRD. Kosasthalaiyar 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, Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer. 17. The applicant should pay an annual lease rent of Rs 22,000/- (Rupees Twenty Two Thousand only) for occupation of 36.00 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosastralaiyar Basin Division. Thiruvallur and it should be paid at one lumpsum for three years of Rs.66,000/- (Rupees Sixty Six 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.

19. The applicant should execute the lease agreement with the Executive Engineer, 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 rents is subjected to revision from time to time as per guideline value / Government orders.

20. The applicant should pay the caution deposit of sum of Rs.2,00,000/ (Rupees Two lakh only) in favour of the Executive Engineer, WRD, Kosasthalaiyar 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 (culvert 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.

21. The construction of Abutments, Wing walls, Return walls, etc., should be constructed for the above proposed Culvert and should also be constructed well within the applicants' land on either side. Moreover, the width of Channel as per Revenue records (FMB) should be maintained properly without any change.

22. The applicants should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Sovernment for the benefit of some other large general common public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

23. The above proposed culvert will be the Government WRD property after the construction. The applicants should not claim any privilege or the above lease portion of Government land (culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officals to inspect the Channel as and when required and for

25. The WRD will not be held responsible for the Structural Stability, safety and soundness of the culvert as well as for building proposed by the applicants should construct the proposed RCC culvert at their own cost. The applicants are 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 Culvert/bridge

26. In case of transfer of the above said lands to 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 applicants are not entitled for any compensation and as well as legal entity.

The owner of the document received from the applicants 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 to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity. (II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/011793/F-NOC(PAKKAM-B & NATHAMBEDU VILLAGE)0806/2023/DATED:23.02.2023. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION

AND RELEASE OF THE LAYOUT.

(III) 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

24. The applicants 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 culvert/bridge.

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 TANGEDCO OR TO THE LOCAL BODY FREE OF COST

(IV) TNCDBR-2019, RULE NO: 47 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE NO.41 DATED 31.01.2020

THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION PLOTS AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(V) 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.

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

O NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

## LEGEND: SITE BOUNDARY

ROAD GIFTED TO LOCAL BODY EXISTING ROAD

Proposed Bed level of Channel

Proposed Deck Slab bottom level of RCC Culvert

PARK AREA GIFTED TO LOCAL BODY EWS PLOTS

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.** 

NO:

**APPROVED** 

**VIDE LETTER NO : LAYOUT-1/0194/2022** 

DATE : 06 / 04 / 2023

**OFFICE COPY** 

FOR SENIOR PLANNER (LAYOUT) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY





## THIRUVALLUR PANCHAYAT UNION