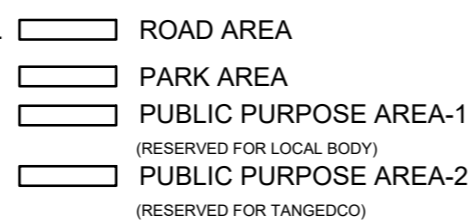


SITE EXTENT (AS PER DOCUMENT)	=	13233 SQ.M
ROAD AREA	=	3596 SQ.M
PARK AREA (OSR)	=	969 SQ.M
PUBLIC PURPOSE PROVIDED	=	105 SQ.M
<small>PUBLIC PURPOSE SITE - 1 = 51 SQ.M (RESERVED FOR LOCAL BODY)</small>		
<small>PUBLIC PURPOSE SITE - 2 = 54 SQ.M (RESERVED FOR TANGEDCO)</small>		
EWS PROVIDED	=	996 SQ.M
REGULAR PLOTS (1 TO 73)	=	73 NOS
EWS PLOTS (74 TO 88) (996 SQ.M)	=	15 NOS
TOTAL NO. OF PLOTS	=	88 NOS

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. 
 - ROAD AREA
 - PARK AREA
 - PUBLIC PURPOSE AREA-1
 - PUBLIC PURPOSE AREA-2

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC. NO: 3984 / 2024, DATED: 13.06.2024 @ SRG, POONAMALLEE

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO.D8/T5(3)/02091/F-NOC(VAYALANALLUR B VILLAGE)/05592/2023/DATED:31.07.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)24.340m (i.e.) 1.240m above Weir Crest Level of the weir in Vayalanallur Tank at (+)23.100m. 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 (+)1.020m to (+)1.110m 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 (+)24.340m.
2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue, Local body and WRD authorities concerned without fail and should not encroach the Channel in S.F.No.298/7 & 8 and the same should be maintained as it is in the Revenue records.
3. 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.
4. 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.
5. 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.
6. 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 / river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
7. The applicant should not object at any time for the maintenance work / improvements work of the channel which is 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 / improvements / development works as per Revenue records (FMB), which are proposed to be carried out by WRD in future periodically.
8. The Government Channel in SF No 299/1 of Vayalanallur B village abutting on Northern side of the applicant land should be completely de-silted and re-sectioned by construction retaining wall on either sides of the above 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.
9. The Government channel in SF No 299/1 of Vayalanallur B village stretch on Northern side 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.
10. The applicants should not construct any cross masonry across the river without prior permission from WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

Technical Suggestions

- a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per condition), rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbage/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.
 - The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.
- b. The necessary setback distance should be provided with in the site according to the site condition 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 / 13.03.2019) during development and there should not be any construction activities in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- c. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. Their applicant lands are seemed to be ryotwari land which would be classified as Wetlands Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.
- d. The sewage water from the applicants land should not be let into the drains 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 / tank at any cost. At any cost sewage/sullage should not be let into channel, and me garbage, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

The owner of the document received from the applicant in respect to the ownership is purely of applicant's responsibility and 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.D8/T5(3)/02091/F-NOC(VAYALANALLUR B VILLAGE)/05592/2023/DATED:31.07.2023, AND SHALL OBTAIN A LETTER FROM WRD 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 (M&I) 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.

(IV) TNCDBR-2019, RULE NO. 47 (9) & AMENDMENTS 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.

(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) AS PER CSO MINUTES DATED 21.06.2023

THE PERSPECTIVE OWNERS IN THE SITE UNDER REFERENCE SHALL NOT CAUSE ANY DISTURBANCE TO THE EXISTING BRICK KILN IN THE NEAR BY LOCATIONS.

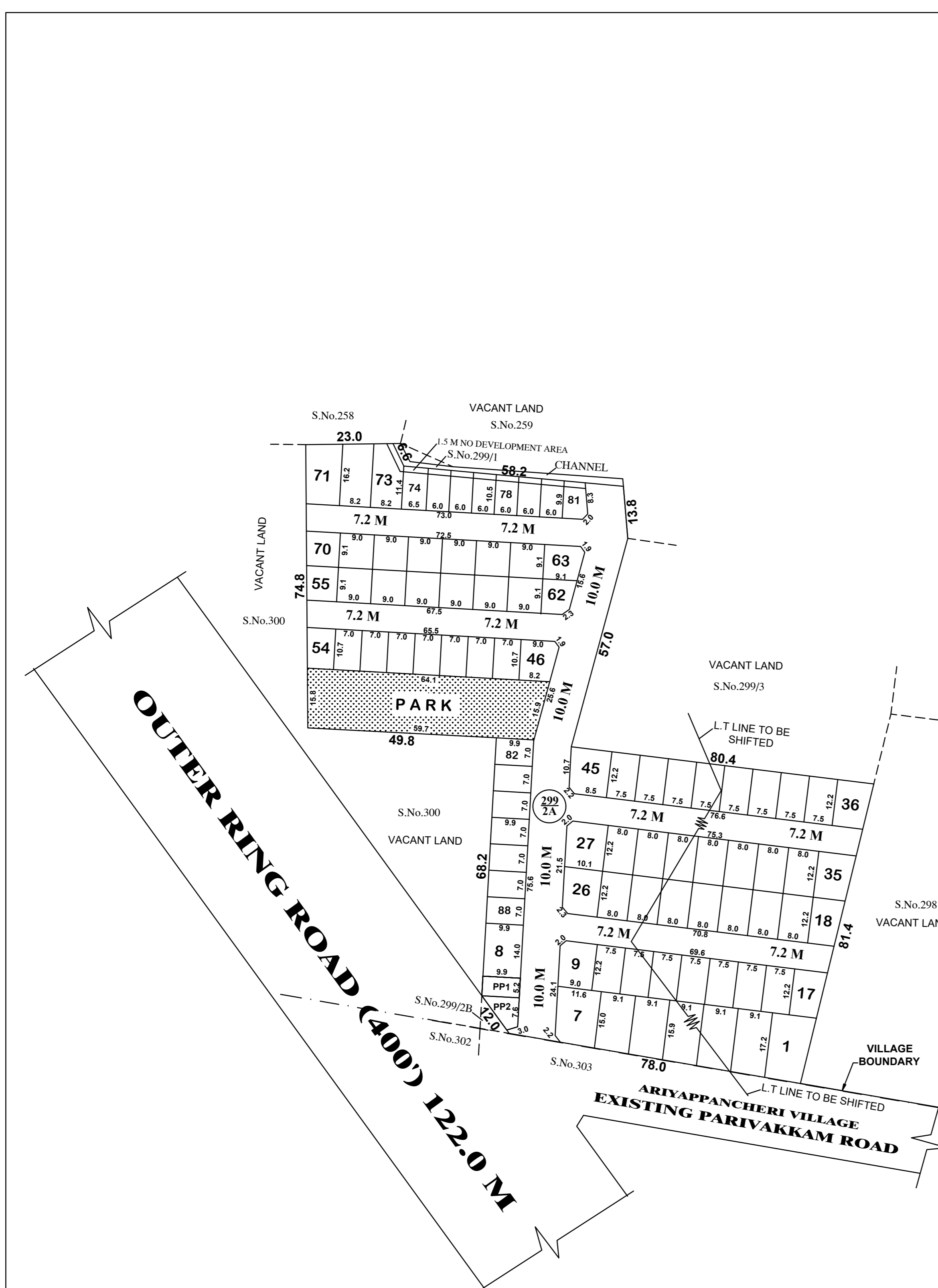
(VII) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

⊙ 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
- PARK GIFTED TO LOCAL BODY
- EWS AREA
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR 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.



POONAMALLEE PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 299 / 2A OF VAYALANALLUR - B VILLAGE.

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

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

P.P.D NO : 137
L.O 2024

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0032 / 2023
DATE : 28 / 06 / 2024

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

