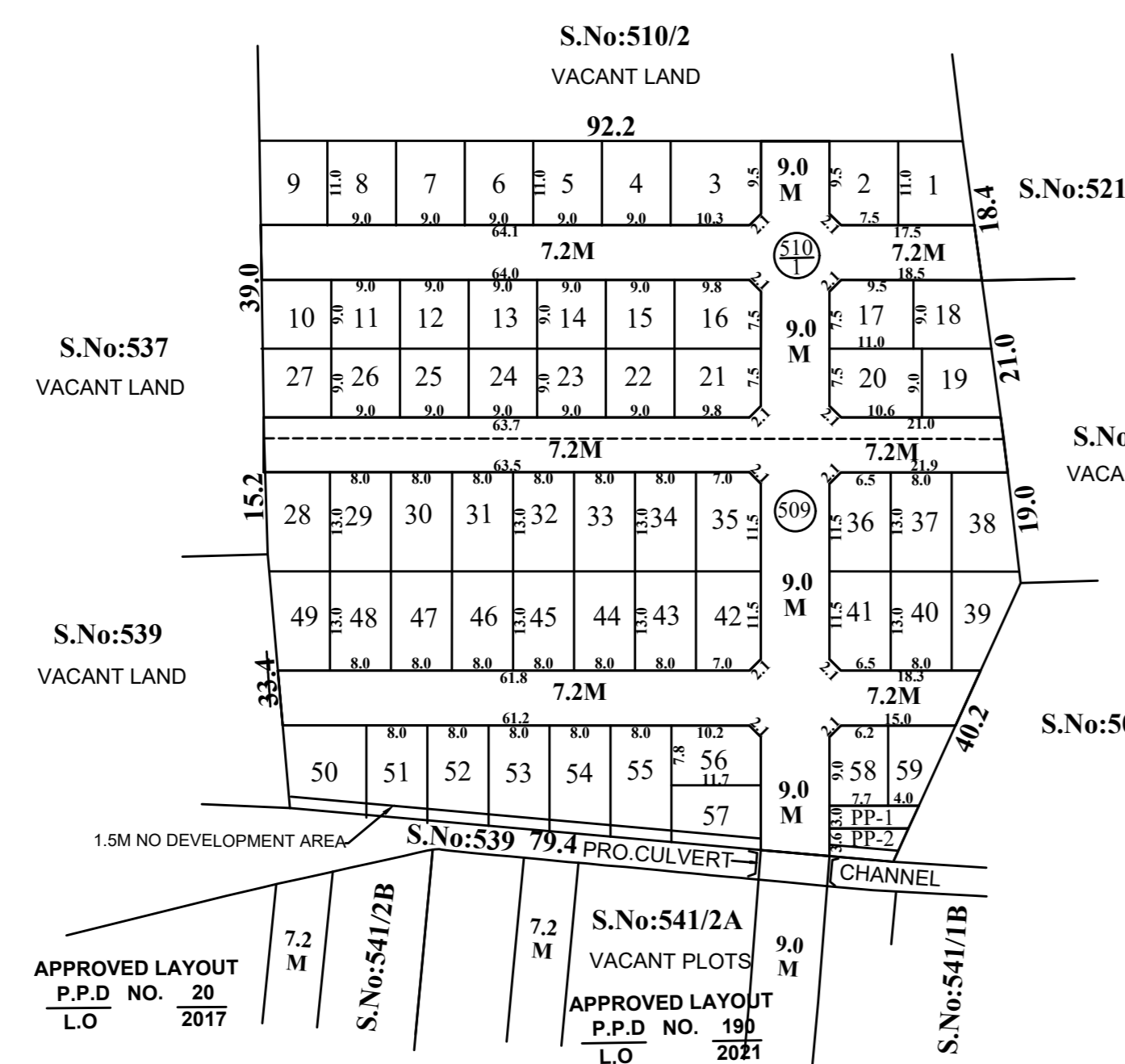


SITE EXTENT (AS PER PATTA) : 8600 SQ.M
ROAD AREA : 2684 SQ.M
PUBLIC PURPOSE AREA (1%) : 71 SQ.M
(PP-1 HANDED OVER TO THE LOCAL BODY (0.5%): 33.0 SQ.M
(PP-2 HANDED OVER TO THE TANGEDCO (0.5%): 38.0 SQ.M
NO. OF PLOTS : 59 Nos.

- NOTE:**
 1. SPLAY - 1.5M X 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
 3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO 4711/2024, DATED: 22.07.2024. @ SRO KONNUR.
 4. PUBLIC PURPOSE -1 DOUBLED FOR TANGEDCO
 5. PUBLIC PURPOSE -2

- CONDITIONS:**
 (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAK, CHENNAI -5. LETTER NO.DB / 175/ / F- 9041NOC AYANAMBAKKAM VILLAGE 0320 / 2024 / DATED, 30.01.2024, 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 filled with proper compaction to the minimum Level of (+)18.380m (i.e.) 1.19m above Crest level of Ayanambakkam Tank (+)17.190m 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 1.50m to 1.550m depending upon the existing field levels. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floors for the building. The all round pavement level within the site should be less than (+)18.380m. The regular habitation should not be below MFL.
 2. The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the channel SF.No.539 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).
 3. 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 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 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.
 6. 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.
 7. 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 Land/river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
 8. The Government field channel is S.No:539 within the applicant land stretch should be completely desilted 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.
 9. The Government field channel is S.No:539 within the applicant land 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 desilt 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 applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the channel, the same should be restored to its original condition at his own cost.
 11. The proposed RCC Culvert should be constructed by the applicant only, across the field channel in Survey No.539 of Ayanambakkam Village, Poonamallee Taluk, 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, this permission is eligible for construction of RCC Culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records, and should be maintained without encroachments.
 12. 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 Land/river. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
 13. The Government field channel is S.No:539 within the applicant land stretch should be completely desilted 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.
 14. The Government field channel is S.No:539 within the applicant land 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 desilt 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.
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 17. The construction of Abutment, Wing wall, Retain wall, etc, should be constructed for the above proposed culvert 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.
 18. 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.
 19. 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.
 20. 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.
 21. 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 is solely responsible for the structural safety and stability of the proposed culverts and at any cost, WRD will not be held responsible of RCC culverts, for design and drawings adapted for proposed construction.
 22. 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 but not 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.
 23. During monsoon periods, the applicant should remove and clear the jungle & weeds, building materials etc at applicant's own cost. The applicant should not damage the Government property and cause any inconvenience to common public. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc, as required, should be provided. The applicant should engage proper watch and ward so as to avoid any untoward incident upon completion of work.
 24. The proposed RCC culvert should be monitored and maintained by the applicant at their own cost. The proposed culvert should be well preserved without any hindrance to facilitate free flow of water. Also by the way of clearing any obstructions in the vent ways such as bushes, weeds, debris and any other obstructions, ensure free flow of water should be ensured periodically at his own cost.
 25. During execution / completion of culvert dumped earth in the channel bed should be removed fully without leaving in the water course area which shall affect the linear water ways. The applicant should maintain the channel as is in condition of Environment, Ecology, Natural and without, encroachments & pollution etc, and should not deviate the Hydraulic particulars of the channel.
 Technical Suggestion:
 a) The applicant should prepare the layout prepared by considering the suitable internal storm water drainage network as micro drain or suitable size, 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 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.
 b) The sewage or any subsoil 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 /culverts 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.
 c) The applicant should provide necessary setback distance within the site 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 Rec. 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.
 d) At any cost, sewage / surface 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.
 e) 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 the 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 based on technical grounds in respect to the physical location of land.
 Failing to comply with any of the above conditions, WRD reserves the right to withdraw its Technical opinion on the inundation point of view as well as temporary permission for the construction of culverts across the channel to the above proposed site and its event, the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.



S.No.	Channel	No. S.F.	Access to S.F.	Proposed Bed LVL in M (+)	No. of Retaining wall per FMB or as per approved plan	Masonry rise (vent ways) in M deck side in M	width of bridge in S.F.	Area of Bridge in Sq.m	No. of vents allowed
100	S.No:539	72	Access	17.050m	1	1.217.200	5.00	58.8 sq.m	1
	land	72	Access	17.050m	1	1.217.200	5.00	58.8 sq.m	1

Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD, Kossuthabhar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be referred to the Executive Engineer, WRD, Kossuthabhar Basin Division, Thiruvallur for monitoring and also completion of bridge should be reported to the Executive Engineer.
 12. The applicant should pay an annual lease rent of Rs.71,000/- (Rupees Seventy one thousand only) for occupation of 58.80 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kossuthabhar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.2,13,000/- (Rupees two lakhs and thirteen thousand only) in advance before the commencement of work. During execution after construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.
 13. The applicant has to pay Service tax/CST etc, separately as per norms in existence and as amended from time to time without fail.
 14. The applicant should execute the lease agreement with the Executive Engineer, WRD, Kossuthabhar 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.
 15. The applicant should pay the caution deposit of sum of Rs.2,13,000/- (Rupees two lakhs only) in favour of the Executive Engineer, WRD, Kossuthabhar Basin Division, Thiruvallur which will be refunded only after completion of 6 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.
 16. The construction of Abutment, Wing wall, Retain wall, etc, should be constructed for the above proposed culvert 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.
 17. 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.
 18. 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.
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 23. The proposed RCC culvert should be monitored and maintained by the applicant at their own cost. The proposed culvert should be well preserved without any hindrance to facilitate free flow of water. Also by the way of clearing any obstructions in the vent ways such as bushes, weeds, debris and any other obstructions, ensure free flow of water should be ensured periodically at his own cost.
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 The owner of the document received from the applicant in respect to the ownership is purely the 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 based on technical grounds in respect to the physical location of land.
 Failing to comply with any of the above conditions, WRD reserves the right to withdraw its Technical opinion on the inundation point of view as well as temporary permission for the construction of culverts across the channel to the above proposed site and its 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 STIPULATED BY PWD IN THEIR LETTER NO.DB(755)/ F- 9041 NOC AYANAMBAKKAM VILLAGE 0320 / 2024 / DATED: 30.01.2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
 (III) TNCDR 2019, RULE NO. 47(11)
 (IV) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.
 (V) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

- LEGEND:**
 [Symbol] SITE BOUNDARY
 [Symbol] ROADS GIFTED TO LOCAL BODY
 [Symbol] EXISTING ROAD
 [Symbol] PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 [Symbol] PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
 [Symbol] CHANNEL

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

P.P.D L.O NO : 163
2024

APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0152 / 2024
 DATE : 29 / 07 / 2024

This Planning Permission Issued under New Rule TNCDR 2019 is subject to final outcome of the W(PMD) No.0948 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

THIRUVERKADU MUNICIPALITY
LAYOUT OF HOUSE SITES IN S.Nos.509 AND 510/1 OF AYANAMBAKKAM VILLAGE.
 SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

