

TOTAL EXTENT (AS PER DOCUMENT)	: 14447 SQ.M
ROAD AREA	: 4560 SQ.M
PARK AREA	: 1016 SQ.M
PUBLIC PURPOSE AREA (1%)	: 100 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 49.0 SQ.M)	
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 51.0 SQ.M)	
REGULAR PLOTS (1 TO 69)	: 69 Nos.
E.W.S. PLOTS (1070SQ.M) (70 TO 84)	: 15 Nos.
TOTAL No.OF.PLOTS	: 84 Nos.
CONVENIENT SHOP	: 1 No.

NOTE :

- SPLAY - 1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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| <ul style="list-style-type: none"> ROAD AREA PARK AREA PUBLIC PURPOSE AREA - 1 PUBLIC PURPOSE AREA - 2 | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.7339/2024, DATED-16.11.2024, @ SRO POONAMALLEE |
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CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF WRD, CHENNAI REGION, CHEPAUK, CHEPAUK,CHENNAI-5 LETTER NO. T5(3)/20014/2010 DATED 13.11.2011 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY(LOCAL BODY)
- The Applicant should construct a pipe culvert and an approach road in the poromboke land of channel at their own cost for easy flow of water in the Channel and as well as approach their lands.
 - The proposed pipe culvert should be constructed only in Survey number 149 as earmarked in the sketch.
 - The proposed pipe culvert should be made of NP3 RCC Hume Pipe of size 1.00 m diameter in three rows with 40m length depending upon the site conditions. The poromboke area covered in the proposed pipe culvert should not exceed 392 sq m.
 - The sill level of the proposed pipe culvert should be maintained as (+)28.640 m as mentioned above and should be executed in the presence of Water Resources Department officials only.
 - The applicant is solely responsible for the structural safety and stability of the proposed structure.
 - The proposed approach road should not be exceeding the size of 15.00 m x 9.10 m.
 - The Caution Deposit of Rs 50000 (Fifty Thousand only) has to be deposited in favour of The Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur before commencement of work. This caution deposit will be refunded only after the completion of entire work without causing any damages to the channel. If any damages noticed in the Channel, such damages will be restored to the original condition by WRD and the amount incurred by WRD for restoration will be adjusted in the Caution Deposit.
 - The applicant should pay an annual lease rent of Rs 11,000 in the form of Demand Draft drawn in favour of The Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur.
 - The applicant should execute the lease agreement with The Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur and it should be renewed once in three years.
 - The lease rent should be paid in one lumpsum for 3 years as advance.
 - The lease rent is subjected to revision from time to time.
 - Advance intimation should be given to the Water Resources Department officers concerned before the commencement of work.
 - The Water Resources Department officials should be allowed to inspect the site at any time during execution.
 - The applicant should strictly adhere to maintain the hydraulic particulars of the Channel.
 - The width of the field channel earmarked in the sketch should be maintained without encroaching as per revenue records.
 - There should not be any hindrance to the free flow of water through the existing Channel to the downstream side.
 - The Channel should be well preserved by the applicant without any obstructions.
 - The applicant shall not indulge to occupy any piece of Channel poromboke at all times.
 - The applicant should not carry out any other cross masonry structures across the Channel without prior permission from the Water Resources Department.
 - The applicant should carry out periodical desilting works and removal of obstructions in any form in the Channel within their boundary at their own cost as and when required and ensures free flow.
 - The applicant should abide by the rules and regulations of the Water Resources Department from time to time.
 - After the completion of the work, the damaged portion of the Channel structure, if any, should be set right and restored to the original condition.
 - The Water Resources Department officials should be allowed to inspect the Channel as and when required even after completion of work for periodical inspection.
 - The applicant should provide adequate rain water harvesting arrangements in their land at their own cost.
 - The applicant shall provide comprehensive drainage arrangements with in their premises at their own cost.
 - Any kind of sewage water coming from the proposed site should not be let into the Channel.

Failing to comply with any of the above conditions, the Water Resources Department reserves the right to withdraw the No Objection Certificate issued for construction of Pipe Culvert and Approach road. Further the Water Resources Department have every right to address the CMDA to cancel the permission granted for the proposal in case of breach of any of the conditions and in the event, the promoters should not be eligible for any compensation what so ever.

(II) TNCDBR-2019, RULE NO. 47 (9) IN G.O(Ms) No.18,MAWS, DEPARTMENT, DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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.

(III) TNCDBR 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/T5(3)/F-003813/NOC-MINJUR VILLAGE/007662/2023/ DATED:25.09.2023 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 TO LOCAL BODY
- PUBLIC PURPOSE-2 TO LOCAL BODY
- EWS
- CONVENIENT SHOP

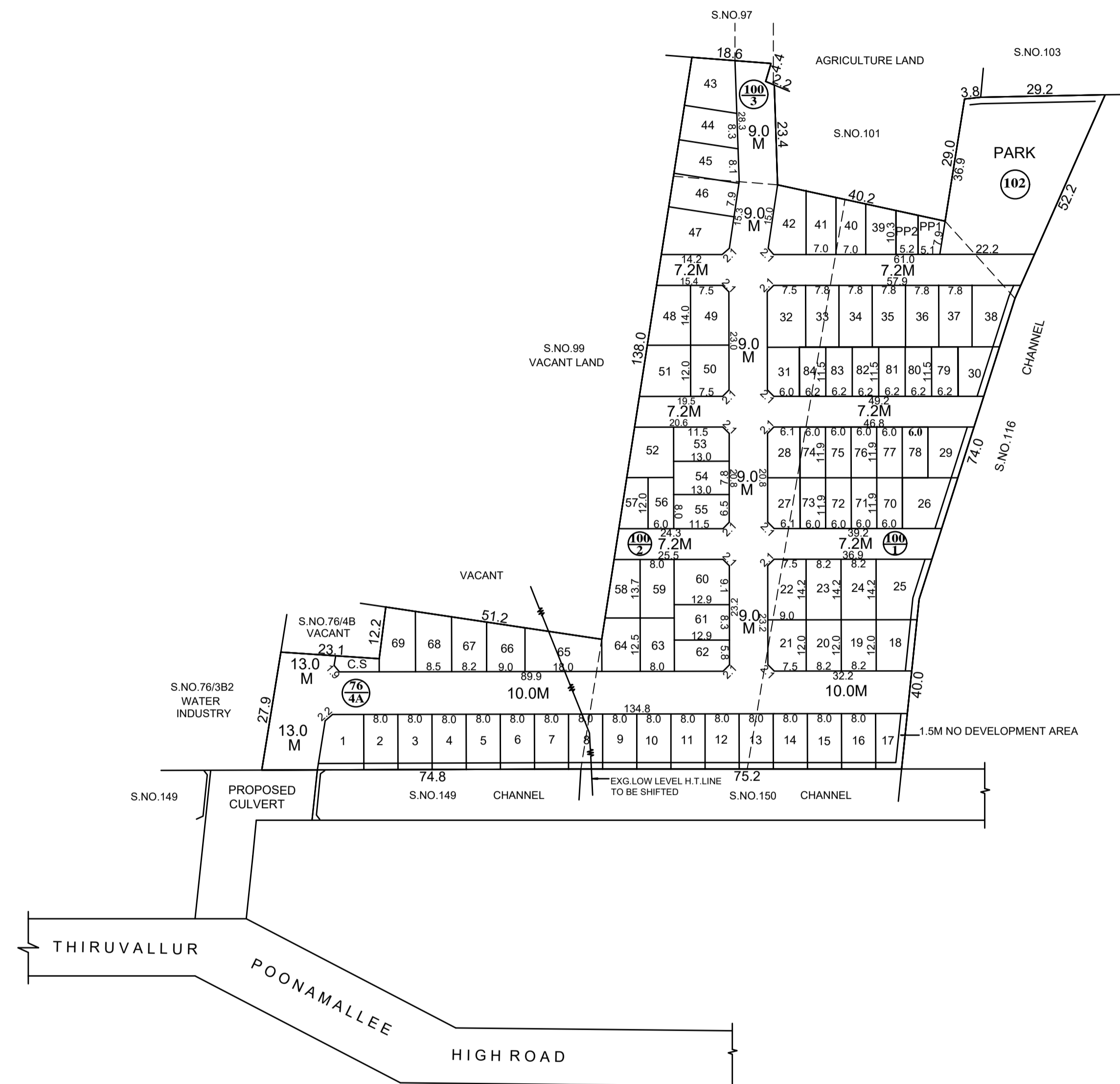
This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

P.P.D NO : **271**
L.O **2024**

APPROVED
VIDE LETTER NO : LAYOUT-1 / 0209 / 2024
DATE : 28 / 11 / 2024

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 76/4A, 100/1, 100/2, 100/3 & 102 OF KILMANAMBEDU VILLAGE.

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