

TOTAL EXTENT (AS PER DOCUMENT) : 9470 SQ.M
ROAD AREA : 3274 SQ.M
PUBLIC PURPOSE AREA (1%) : 63 SQ.M
(P.P.1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 33.8 SQ.M)
(P.P.2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 30.8 SQ.M)
NO. OF PLOTS : 71 Nos.

NOTE:

- 1. SPLAY-1.5Mx1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 2245/2024, DATED: 03.04.2024, @ SRO POONAMALLEE.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / TS(3) / 00663/F-NO (VAYALANALLUR-B VILLAGE)0678/2024/DATED:12.02.2024, WHICH 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 earth filling with proper compaction to the minimum level of (+)23.810m [i.e.(+0.710m above-sewer level of Vayalanallur - 1 Tank which is (+)23.100m] in order to protect the site from inundation during floods.
2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities.
3. The permission granted to the applicants, should not be altered / modified / changed to any others.
4. 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.
6. 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.
7. 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 Lands / river.
8. The Channel in SF Nos. 304/6 abuts on Northern side of the applicant's land and should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants own cost.
9. The Channel in SF Nos.304/5 stretch abutting the applicant- boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost.
10. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD.
11. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No.304/6 of Vayalanallur-B Village (Ariyappanchery as per SMP Map), as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel.

The 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 free 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:

- 1.Existing Approach 9.0m Road Level-North Side : (+)23.210m
2.MFL during December 2015 nearby side : (+)23.020m
3.Proposed bed level of channel : (+)21.680m
4.Proposed deck slab bottom level of RCC Culvert : (+)23.810m
5.Bed width of channel as FMB : 4.00m
6.Proposed width of RCC Culvert (carriage way) : 9.00m

Table with 10 columns: S. CHANNEL NO, ACCESS TO S.NO, PROPOSED BED LEVEL IN M (+), MINIMUM CLEARANCE IN M (+), MINIMUM CLEARANCE IN M (+), WIDTH OF CHANNEL IN M, AREA OF CHANNEL IN M, NO. OF CHANNELS ALLOWED, and a row of data for channel 1.

- 12. 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, WR Kosasthalayar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars.
13. The applicant should pay an annual lease rent of Rs.500/- (Rupees Five Hundred only) for occupation of 36.00 sq.m in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.28,500/- (Rupees Twenty Eight Thousand Five Hundred only) in advance before the commencement of work.
14. The applicants have to pay service tax, GST etc, separately as per norms in existence and as amended from time to time without fail.
15. The applicant should execute the lease agreement with the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily work and it should be renewed once in three years for which the applicant voluntarily 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.
16. The applicant should pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakhs only) in favour of the Executive Engineer, WRD, Kosasthalayar, 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.
17. 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.
18. 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 Government 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.
19. The above proposed culvert will be the Government WRD property after the construction.
20. 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 approved structural Engineer, for construction of culvert/bridge.
21. The WRD, will not be held responsible for the Structural Stability, safety and soundness of the culvert as well as building proposed by the applicants and WRD specifically recommend only for construction of culvert The applicants should construct the proposed RCC culvert at their own cost.
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 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.

Technical Suggestion:

- A. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of 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 garbage/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. Since the site exists in close proximity with the Channel with the site the necessary setback distance should be provided within the site as per site conditions along of the channel as per the norms in existence and as per the rules in force of CMDA (as per circular issued by the office of the Commissioner of Town & Country Planning Chennai -2 vide Roc. No.4367/2019-BA2/13.03.2019).
C. The sewage water from the applicants land should not be 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 / garbage should not be dumped into the channel/river at any cost.
D. The applicants should get clearance certificates 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.
E. 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.
F. 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) 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. LETTER NO. DB/ TS(3) / 006633 / F-NO (VAYALANALLUR-B VILLAGE)0678/2024, DATED:12/2/2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) AS PER CSO MINUTES DATED-21.06.2023

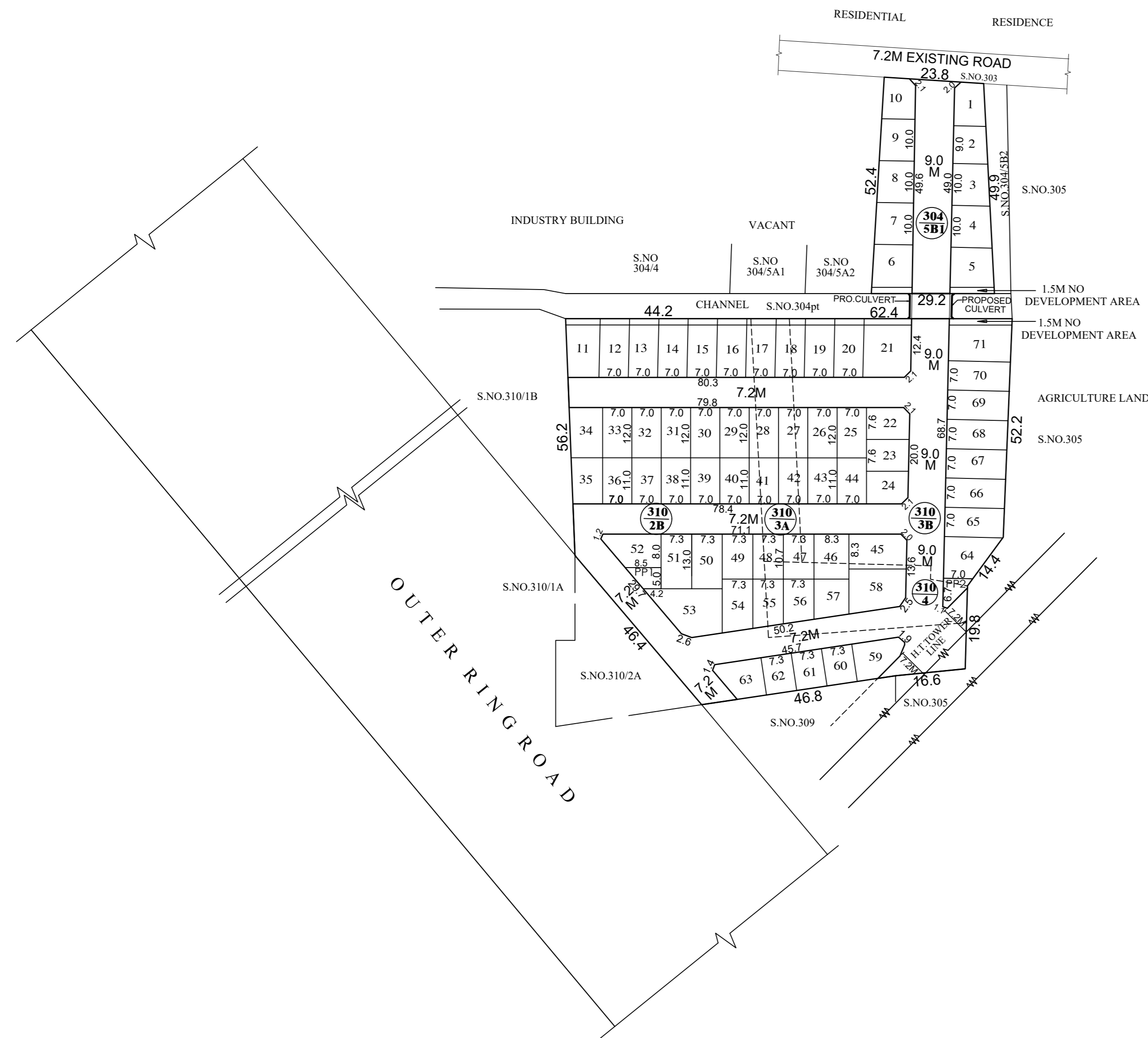
THE PROSPECTIVE OWNERS IN THE SITE UNDER REFERENCE SHALL NOT CAUSE ANY DISTURBANCE TO THE EXISTING BRICK KILN IN THE NEAR BY LOCATIONS.

(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
PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
CHANNEL



POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSESITES IN S.Nos:304/5B1, 310/2B, 3A, 3B & 310/4 OF VAYALANALLUR "B" VILLAGE. (ARIYAPPANCHERY AS PER SMP MAP)

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 L.O NO : 91/2024
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0199 / 2023
DATE : 26 / 04 / 2024
OFFICE COPY
FOR MEMBER SECRETARY CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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.

