

TOTAL EXTENT (AS PER DOCUMENT) : 4047 SQ.M
ROAD AREA : 1129 SQ.M
PUBLIC PURPOSE AREA (1%) : 35 SQ.M
 P-P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 21 SQ.M
 P-P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 14 SQ.M
REGULAR PLOTS (1 TO 32) : 32 Nos.
E.W.S.PLOT (65 SQ.M) : 1 No.
TOTAL NO.OF.PLOTS : 33 Nos.

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.

3.

<input type="checkbox"/>	ROAD AREA	} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.,10901/2021 DATED:19.11.2021 @ SRO PAMMAL.
<input type="checkbox"/>	PUBLIC PURPOSE AREA -1	
<input type="checkbox"/>	PUBLIC PURPOSE AREA -2 (RESERVED FOR TANGEDCO)	

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.DB/TS(3)/F-2139 GERUGAMBAKKAM VILLAGE/2022/DATED:31.03.2022, 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 with proper compaction to the level of (+)15.810m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for an average filling varying from 0.23m to 1.29m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.810m (i.e. 1.57m above the TBM of Adyar river boundary pillar pile top at Tharappakkam village as (+)14.240m).

2.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of suitable size (peripheral & lateral) rainwater harvesting, roads with side drain and sewerage treatment and its disposal & garbages/debris and other solid waste management as per norms in existence within the applicants' land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage (i.e.treated or untreated) should not be let into the odai course at any cost and the debris and other materials should not be dumped into the odai course obstructing free flow of water. The applicants should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of internal drain to the downside area. It must be ensured that any treated / untreated sewage from the applicant property shall never be let into the channel at any event of time.

3.The necessary setback distance should be provided within the proposed site as per the norms in existence and as per the rules in force of CMDA (circular issued by the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No. 4367 / 2019-BA2 / 13.03.2019) during development especially on North side. 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 especially on the Northern & Eastern side in S.F.No.574, 575 & 592 in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the odai in S.F.No.574, 575 & 592 without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the odai, the same should be restored to its original condition at their own cost.

5.The Channel in S.F.No.574, 575 & 592 runs on North side along the boundary of applicants' land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicants' land stretch (upto the stretch) as per the FMB at the applicants' own cost as directed by the field Engineers as per site conditions. The bed level of the above odai should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover, the width of entire odai as per Revenue records (FMB) and along the stretch of applicants' land should be maintained properly without any change and no encroachments.

6.The Government supply channel in S.F.No.574, 575 & 592 North side abutting the boundary of the proposed land should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the odai should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field odai should be maintained. The applicants should provide necessary periodical arrangements for free flow of water through the existing odai to the downside area within the proposed layout site. Also, the applicants should de-silt the odai periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as de watering arrangements during flood periods.

7.The sewage water from the applicants' land should not let into the odai 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 odai, at any cost.

The applicants should not dump the garbages/debris in the odai and avoid the sewage water into the odai, etc. At any cost, sewage/sullage should not be let into field odai, and the garbages, debris and construction materials should not be dumped into the odai restricting the free flow of water.

8.The applicants should not object at any time for the maintenance work / improvements work of the odai which are proposed to be carried out by WRD in future. 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 periodically.

9.The proposed RCC small bridge should be constructed by the applicant's own cost only across the odai in Survey No.574 mentioned below of Gerugambakkam village as earmarked in the sketch and the applicants should strictly adhere to maintain the hydraulic particulars of the odai as given below. The applicants should construct the RCC small bridge size as mentioned in the table below at their 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 odai, this permission is eligible for construction of small bridge. The width of the odai earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the small bridge should be fixed in presence of the Executive Engineer concerned only after the existing odai original bed level ascertained and restored for flow direction.

Hydraulic particulars of RCC small bridge.

10.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge should be obtained from the Qualified structural Design Engineer and the same 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 RCC small bridge should be reported to the Executive Engineer.

11.The applicants should pay an annual lease rent of Rs.3,64,000/- (Rupees three lakh and sixty four thousand only) for occupation of 240 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs. 10,92,000/- (Rupees ten lakh and ninety two thousand only) in advance before the commencement of work. During execution/ after construction of above RCC small bridge, if any deviations are noted in above measurements, accordingly the lease rent also is revised respectively.

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

13.The applicants 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 applicants voluntarily have 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

14.The applicants should also pay the caution deposit of sum of Rs.5,00,000/- (Rupees five 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 from concerned Assistant Executive Engineer of this department stating that the construction work (RCC small 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.

15.The construction of Abutment, Wing wall, Return wall, etc. should be constructed for the above proposed RCC small bridge and should also be constructed well within the applicants' land on either side. Moreover the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

16.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. Further, the leased portion land to be handed over to this department in original condition.

17.The above proposed RCC small bridge will be the Government WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (RCC small bridge land, RCC small bridge, field odai 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.

18.The applicants should not carry out any other cross/along masonry structures across the water courses before getting prior permission from WRD department.

19.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 RCC small bridge will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entity.

20.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.

21. 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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuinity of the documents submitted.

22.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.

23.The applicants 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.

24.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 The NOC for their site from the WRD is purely issued on the basis of inundation point of view and temporary permission for construction of RCC small bridge.

25.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 and qualified Structural Engineer for the proposed RCC small bridge. If pile foundation prescribed by the design, the pile cap top should be at 0.60m below the specified bed level i.e. (+)11.740m - 0.60 = (+)11.140m. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future

26.The WRD, will not be held responsible for the Structural Stability, safety and soundness of the RCC small bridge proposed by the applicants and WRD specifically recommend only for inundation point of view and permission for RCC small bridge The applicants are solely responsible for the structural safety and stability of the proposed RCC small bridge and at any cost, WRD will not be held responsible for design and drawing adopted for the above proposed construction

27.During Monsoon periods, the applicants should remove and clear the jungle & weeds, floating materials etc at their own cost. The applicants should not damage the Government property and cause any inconvenience to common public. All safety measures should be taken without fail.

28.The newly proposed RCC small bridge should be constructed only after dismantled and removed of existing pipe culvert from the site and the same should be verified and inspected by the field Engineers.

The owner of the document received from the applicants in respect to the ownership is purely of applicants 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 and culvert 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 the rights to withdraw the permission on above survey number on inundation point of view and permission for culvert and in that event, the applicants shall not be eligible for any compensation what so ever and as well as legal entity.

(I)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 (MA1) DEPARTMENT DATED 31.1.2020 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.

(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 (MA1) 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.

(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD IN THEIR LETTER NO.DB/TS(3)/F-2139 GERUGAMBAKKAM VILLAGE/2022/DATED:31.03.2022, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND :

- | | | | | | |
|--------------------------|----------------------------|--------------------------|---------------------------------------|--------------------------|---------------------|
| <input type="checkbox"/> | SITE BOUNDARY | <input type="checkbox"/> | PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY | <input type="checkbox"/> | CHANNEL |
| <input type="checkbox"/> | ROADS GIFTED TO LOCAL BODY | <input type="checkbox"/> | PUBLIC PURPOSE-2 GIFTED TO TANGEDCO | <input type="checkbox"/> | NO DEVELOPMENT AREA |
| <input type="checkbox"/> | EXISTING ROAD | <input type="checkbox"/> | EWS | | |

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 : **48**
L.O **2022**
APPROVED
 VIDE LETTER NO : **LAYOUT-1 / 0025 / 2021**
 DATE : **28 / 04 / 2022**

OFFICE COPY
 FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

