

TOTAL EXTENT (AS PER PATTAS) : 26300 SQ.M
ROAD AREA : 7754 SQ.M
PARK AREA : 1875 SQ.M
PUBLIC PURPOSE AREA (1%) : 220 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 109 SQ.M)
 (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 111 SQ.M)
REGULAR PLOTS (1 TO 125) : 125 Nos.
E.W.S. PLOTS (1889SQ.M) (126 TO 150) : 25 Nos.
TOTAL NO.OF.PLOTS : 150 Nos.
CONVENIENT SHOP : 2 Nos.
OWNER'S USE : 1 No.

NOTE:

1. SP.LAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SP.LAY DIMENSION
3. WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.3066/2022, DATED-18.05.2022 @ SRO POONAMALLEE.

CONDITIONS:

- (I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB/TS(3)/F-AYALCHERY (SORANCHERY-A)/2022/DATED:01.02.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
- The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+)27.120m 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 the depth varying from 0.37m to 0.70m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)27.120m and i.e. 3.02m above the crest top level of Mangamma Duram tank as (+)24.100m MSL on Eastern side of the applicant site. The all-round entire pavement level within site should not be less than (+)27.120m
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work (peripheral & lateral drains) should be constructed within the applicant site, the said drains should be linked to local body drain / road drainage / channel. Rainwater harvesting, roads with side drain and sewerage treatment plant as well as its disposal & garbage/debris and other solid waste management 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 drainage (treated or untreated) should not be let into the local body drain / road drainage / channel course at any cost and the debris and other materials should not be dumped into the local body drain / road drainage / channel course obstructing free flow of water. The applicants should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.
- The applicant should clearly demarcate his boundary as per Revenue records before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the supply channel / other Government lands. The necessary setback distance should be provided 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 / Dated: 13.03.2019) especially along the supply channel in S.F.No.234/4, 240/2 & 7, 241/2 & 252/1 & 4 and there should not be any construction activities along the channel.
- 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 PWD/WRD officers concerned before commencement of work, WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the WRD / Government Lands and channel. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- The permission granted to the applicant, should not be altered/modified/ changed to any others. Based on the records submitted by the applicant, the inundation as well as permission is granted If any documents seem to be fake/manipulated/fabricated, in future the above inundation NOC along with permission will be cancelled without any correspondence and deposited amount for caution deposit will not be refunded. Hence, the applicant is solely responsible of genuineness of the documents submitted.
- The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
- The applicant should get clearance certificate for his 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.
- 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 Lands. The NOC for his site from the WRD is purely issued on the basis of inundation point of view.
- The proposed CC small bridge & culvert should be constructed by the applicant only across the supply channel in Survey No.241/2 of Ayalchery (Soranchery - A) Village, Poonamallee Taluk and 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 small bridge & culvert with size as mentioned in the table below 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 small bridge & culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.
- The bed level of the bridge should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow from North to South & West to East direction.

HYDRAULIC PARTICULARS OF BRIDGE & CULVERT

S. CHANNEL NO	ACCESS TO S.F.NO FROM	ACCESS TO S.F.NO TO	PROPOSED BED LEVEL IN M (+)	MFL IN M (+)	MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE	MINIMUM INNER HEIGHT IN MOR BOTTOM LEVEL OF DECK SLAB	WIDTH OF BRIDGE IN M	AREA OF BRIDGE IN SQ.M	NO.OF VENTS ALLOWED
1	241/2	242/1A2 242/3C	TO BE ASCERTAINED BY EE. PWD (+)24.550m	26.520	11.0M	2.57M /(+)+27.120M	9.00	99.0	2 Nos.
2	241/2	242/1A2 242/3A	24.520	26.520	6.60	2.60M /(+)+27.120M	9.00	59.40	1 No.

If pile foundation is prescribed by the design the pile cap top should be at 0.60m below the specified bed level i.e.(+)24.550m-0.60=(+)23.950m. also the piers should be designed as single round columns and should not be in the form of nosing pier. the bottom portion of the bridge & culvert should be provided by pucca concreting at bed level(+)+24.550m & (+)24.520m so as to protect the erosion in future at his own cost.

10. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge & culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD, Kosasthalayar 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, Kosasthalayar Basin Division, Thiruvallur for monitoring and also completion of bridge should be reported to the Executive Engineer.
11. The supply Channel in S.F.No.234/4, 240/2 & 7, 241/2 & 252/1 & 4 in between & along the boundary of the applicant's land should be completely desilted and resectioned by constructing retaining wall /side lining wall on either side including bed lining of the channel upto the applicant land stretch 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) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.
12. The Government supply channel S.F.No.234/4, 240/2 & 7, 241/2 & 252/1 & 4 in between the proposed land within the applicant's land 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 provide 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, during execution and after the completion of bridge.
13. The applicant should pay an annual lease rent of Rs.17,000/- (Rupees seventeen thousand only) for occupation of 159 sqm 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.51,000/- (Rupees fifty one thousand only) in advance before the commencement of work. During execution after construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.
14. The applicant has 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 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.
16. The applicant is also to pay the caution deposit of sum of Rs.2,00,000/- (Rupees two lakh 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 this department stating that the construction work (bridge & 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 Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed bridge & 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 (MB) 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 and further, the leased portion land has to be handed over to this department in original condition.
19. The above proposed bridge & culvert will be the Government WRD property after the construction. The applicant should not claim any privilege on the above lease portion of Government land (bridge land, bridge & 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 bridge & culvert.
21. The WRD, will not be held responsible for the Structural Stability, safety and soundness of the bridge & culvert proposed by the applicant and WRD specifically recommend only for construction of bridge & culvert. The applicant should construct the proposed RCC small bridge & culvert at his own cost. The applicant is solely responsible for the structural safety and stability of the proposed bridge & culvert and at any cost. WRD will not be held responsible for design and drawing adopted for proposed construction of CC bridge & culvert. If the applicant has obtained the design of bridge with pier and if pile foundation is suggested by the Design Engineer, the pile cap top should be at 0.60m below the specified bed level i.e. (+) 24.550m-0.60 = (+)23.950m, only one pier with two vents is allowed. Also the piers should be designed as single round columns and should not be in the form of nosing pier. The bottom portion of the bridge & culvert should be provided by pucca Concreting at bed level (+)24.550m & (+)24.520m so as to protect from the erosion in future at his own cost.
- The applicant should not carry out any other cross masonry structures across the channel and if required, prior permission from WRD should be obtained. However if CMDA insist for any more culvert or if applicant needs any culvert in future, the applicant should apply separately to this department for permission and construction of culvert
22. The sewage water (treated or untreated) from the applicant land should not let into the drain and for the disposal of the sewage water 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 at any cost.
23. The applicant should not dump the garbage/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into supply channel, and the garbage, debris and construction materials should not be dumped into the channel restricting the free flow of water.
24. 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 bridge will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
25. The applicant should not object at any time for the maintenance work / improvements work of the channels which are proposed to be carried out by WRD. The applicant should not dump the garbage/debris in the channel and avoid the sewage water into the channel, etc. 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.
26. The applicant should not encroach the Government channel in between the site and channel which are abutting the site under reference in S.F.No.234/4, 240/2 & 7, 241/2 & 252/1 & 4 are classified channel and others Government lands. The applicant should restore the channel in between and abutting the site up to their entire stretch in S.F.No.234/4, 240/2 & 7, 241/2 & 252/1 & 4 by desilting, sectioning and with side retaining wall with bed lining in order to avoid inundation in future within the site.

The owner of the document received from the applicant in respect to the ownership is purely of 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 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 with NOC on inundation point of view as well as temporary permission for the construction of RCC small bridge across the supply channel to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever 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 (MAL 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 (MAL 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) 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-AYALCHERY (SORANCHERY-A)/2022/DATED:01.02.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

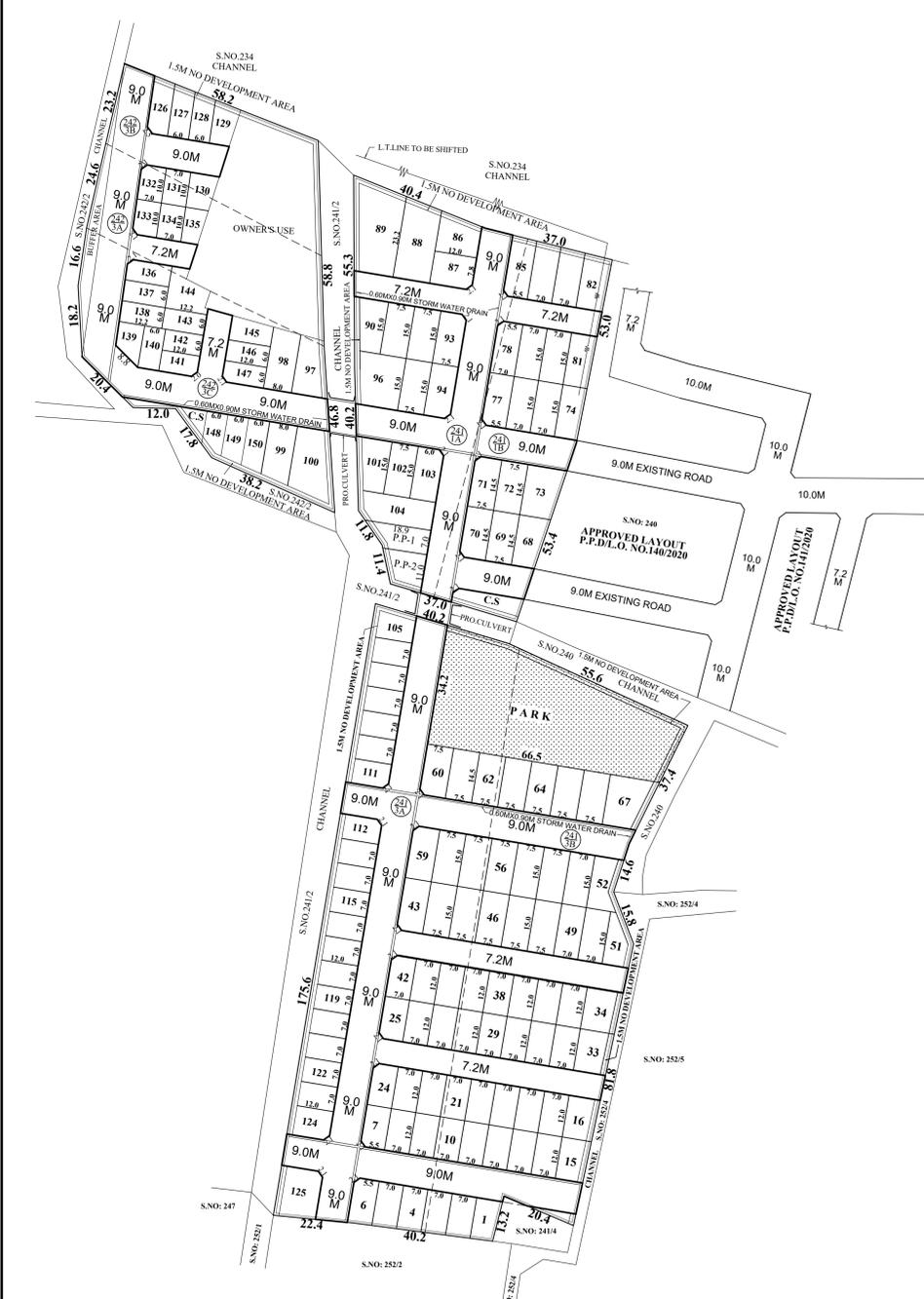
- LEGEND:**
- SITE BOUNDARY
 - ROADS GIFTED TO LOCAL BODY
 - EXISTING ROAD
 - PARK GIFTED TO LOCAL BODY
 - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 - PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
 - E.W.S
 - CHANNEL
 - NO DEVELOPMENT AREA
 - CONVENIENT SHOP

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.

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

P.P.D L.O NO : 78 / 2022
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 185 / 2021
 DATE : 29 / 06 / 2022

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos:241/1A, 1B, 3A, 3B, 242/3A, 3B & 242/3C OF AYALCHERI VILLAGE. (SORANCHERI-A VILLAGE AS PER REVENUE RECORD)

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