

TOTAL EXTENT (AS PER PATTA) : **2600 SQ.M**
ROAD AREA : **547 SQ.M**
PUBLIC PURPOSE AREA(1%) : **32 SQ.M**
 (PP-1 HANDED OVER TO THE LOCAL BODY- 16 SQ.M)
 (PP-2 HANDED OVER TO THE TANGEDCO - 16 SQ.M)
NO.OF.PLOTS : **16 Nos.**

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- | | | |
|--------------------------|--|---|
| <input type="checkbox"/> | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.1671/2022, DATED:21.03.2022, SRO POONAMALLEE. |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-1 | |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS :

(1) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.T5(3)/F-3190 AYALCHERI (SORANCHERI-A) /2022/DATED:20.04.2022,ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- The applicants land should be filled with earth filling with proper compaction to the minimum level of (+)31.750m 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 0.78m to 0.90m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)31.750m and i.e. i.e. 7.65 above the crest top level of Mangamma Duman 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 (+)31.750m.
- The applicants 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 and its disposal & garbages/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 their own cost and the same is to be connected to the natural storm water drainage or channel.
- The applicants should clearly demarcate their 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 within the site 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 Northern side channel in S.F.No.232/1 during development and there should not be any construction activities along the channel. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- 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.
- The permission granted to the applicants, should not be altered/modified/ changed to any others. Based on the records submitted by the applicants, 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. Hence, the applicants are solely responsible of genuinity of the documents submitted.
- 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
- 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.
- 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 this site from the WRD is purely issued on the basis of inundation point of view.
- The Revenue Channel in S.F.No.232/1 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 up to the applicant land stretch as per the FMB at the applicants' 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.
- The Government channel S.F.No.232/1 in between the proposed land within the applicants' 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 applicants 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 applicants should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, during execution and after the completion of bridge.
- The applicant should not carry out any other cross masonry structures across the channel and if required, prior permission from WRD should be obtained.
- The sewage water (treated or untreated) from the applicants' 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 applicants, and as well as the construction materials/ debris/garbages should not be dumped into the channel at any cost.
- The applicants should not dump the garbages/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 garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.
- The applicants 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 applicants should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc., The applicants 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 is proposed to be carried out by WRD in future periodically.
- The applicant must get the clearances from all relevant Departments such as MoEF, TN-SEIAA, Pollution Control Board and CRZ, CRRT,etc., if mandatory before executing the project.

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 to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)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 BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(III) 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.

(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD IN THEIR LETTER NO.T5(3)/F-3190 AYALCHERI (SORANCHERI-A) /2022/DATED:20.04.2022,AND SHALL OBTAIN A LETTER FROM WRD 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 :

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

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 : **57**
L.O **2022**

APPROVED

VIDE LETTER NO : LAYOUT-1/ 0171 / 2021

DATE : 09 / 05 / 2022

OFFICE COPY

**FOR SENIOR PLANNER(LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY**



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No:232/8B, 9A, 9B OF AYALCHERI VILLAGE.
(SORANCHERI-A VILLAGE AS PER REVENUE RECORD)

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

