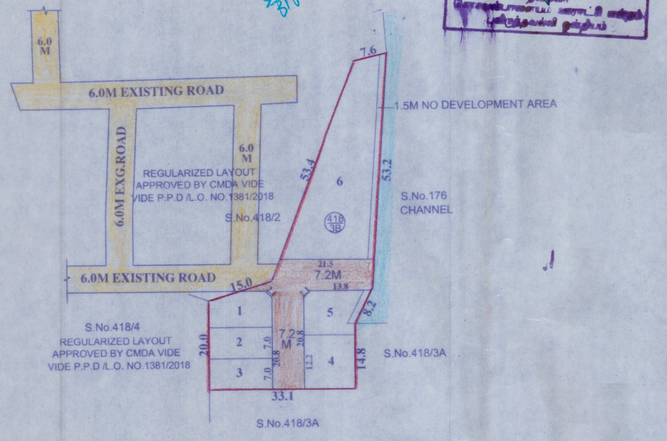
உள்ளாட்சி மன்றம்

This S.D.Plan No: 2895/2024/A2 Dt: 28.09.2024
Approved by Panchayat Union and forwarded to
Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

Date: 11-09-2024
S.D. No: 93/2024



TOTAL EXTENT (AS PER DOCUMENT&PATTA)	:	**1555 SQ.M**
ROAD AREA	:	**330 SQ.M**
NO.OF.PLOTS	:	**6 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. [redacted] ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.11200/2024 , DATED: 02.08.2024, @ SRO AVADI.

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-NOC 003099 THIRUNINDRAVUR-B VILLAGE 004991/2024/ DATED:28.06.2024, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE SUB DIVISION APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

Conditions:

1. The applicant land should be filled with earth filling with proper compaction to the minimum level of (+)35.660m (i.e) 2 10m above the Thiruninravur tank FTL as (+)33.560m. To protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30metre depth to achieve required degree of compaction for the depth from 3.060m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods. The all round pavement level within the site should not be less than (+)35.660m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, WRD authorities. The applicant should also maintain the measurement of the channel as per the Revenue records without any encroachments and should be maintained as Revenue records(FMB).

3. The permission granted to the applicant, should not be altered / modified / changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake / manipulated / fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuinety of the documents submitted.

4. 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.

5. The applicant 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.

6. 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.

7. The Government field Channel in S.F.No.418/6 on East, side of the applicant land should be completely desilted and re-sectioned by constructing retaining wall on either sides of the channel with concrete bed as per the FMB upto their stretch 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) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

8. The Government field channel in S.F.No. 418/6 on East, side stretch abutting the applicant boundary 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 make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed sub division 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, after the completion of project also.

9. The applicant should not carry out any other cross masonry structures across the channels without prior permission from WRD. If any damages occurred to the channel, the same should be restored to its original condition at his own cost. The applicant/ authorities concerned should restore the channel vide.G.O.78 H&UD(UD4(3)D/04.05.17 if the applicant site abuts the channel without fail.

10. The applicant should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD. 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.

Technical Suggestions:

a.The applicants should prepare the sub division proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size not less than within the site as per the site conditions and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbages / 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.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain / channel / course at any cost and the debris and other materials should not be dumped into the drain / surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

b.The necessary setback distance should be provided within the site as per site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No. 4367 / 2019-BA2 / Dated: 13.03.2019) during development and there should not be any construction activities in future also, the CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c.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.

d.The sewage water 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 applicants, and as well as the construction materials / debris / garbages should not be dumped into the channel / river / tank at any cost.

At any cost, sewage / sullage should not be let into channel / river, and the garbages, debris and construction materials should not be dumped into the channel / river restricting the free flow of water.

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. 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 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-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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BYPWD IN THEIR LETTER NO. DB/T5(3)/F-NOC 003099 THIRUNINDRAVUR-B VILLAGE 004991/2024/ DATED:28.06.2024, AND SHALL OBTAIN A CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) 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
- CHANNEL

THE SUB DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

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.

OWNER'S SIGNATURE

Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-II
(CMDA REGD. No. RE/GR-II/2023/04/271)
No. 15, WEST KOOVAM RIVER ROAD,
CHINTADRIPET, CHENNAI-600 002.
Mob: 97909 73900

LICENSED SURVEYOR

Planning Permit No. 15898 Dated: 14.08.2024
P.P.D / L.O No: 181/2024
APPROVED
VIDE LETTER No.: Layout-1/0047/2024
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

SUB DIVISION OF HOUSE SITES IN S.No.418/3B OF THIRUNINDRAVUR-"B" VILLAGE.

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