TOTAL EXTENT (AS PER DOCUMENT)	:	22965 SQ.M
ROAD AREA (38%)	:	8777 SQ.M
PLOTTABLE AREA (62%)	:	14188 SQ.M
10% OSR REQUIRED	:	1419 SQ.M
OSR PROVIDED	:	1530 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	142 SQ.M
PUBLIC PURPOSE PROVIDED	:	247 SQ.M
(PUBLIC PURPOSE AREA-1 : 161.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 86.0 SQ.M)		
10% E.W.S. REQUIRED	:	1419 SQ.M
E.W.S.PROVIDED	:	1444 SQ.M
REGULAR PLOTS (1 TO 112)	:	112 Nos.
E.W.S PLOTS (113 TO 132)	:	20 Nos.
TOTAL No.OF.PLOTS	:	132 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3: ☐ ROAD AREA
   ☐ PARK AREA
   ☐ PUBLIC PURPOSE AREA-1
   ☐ PUBLIC PURPOSE AREA-2
   } TO REFER FINAL LETTER

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5,LETTER NO.DB/T5(3)/F-NOC 006131 ANNAMBEDU VILLAGE 440/2026/DATED:02.02.2026, 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 (+)29.020m. (i.e.) (+)0.89m below the known datum of Sill level of Thiruninravur Tank Sluice No.2 is (+)29.910m in order to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 0.930 to 1.260m 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 be less than (+) 29.020m and the applicant is suggested not to have regular habitation below MFL.
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. The applicants should also maintain the measurement of the Channel as in SF.No. 570/1, 571/1 & 570/5 earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the Channel, the same should be restored to its original condition at their own cost.
3. 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 genuinely of the documents submitted.
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. The applicants should also abide court of law and act of both State & Central Government 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. 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 are proposed to be carried out by WRD in future periodically
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. The NOC for their site from the WRD is purely issued on the basis of inundation point of view.
8. The Government Channel in S.F.No. 570/1, 571/1 & 570/5 abuts on Western, Northern and Eastern side of the applicant's land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel 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) along & within the stretch of applicants land should be maintained properly without any change and without encroachments
9. The Government Channel in S.F.No. 570/1, 571/1 & 570/5 stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants should make 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, after the completion of project also.
10. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified full by the applicant's cost.
11. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No. 570/5 of Thiruninravur Village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicants land on West and Road on East available on both sides of the channel, this permission is eligible for construction of RCC 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 Channel should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for 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:

Sl. No.	Channel S.No	Access to S.No		Proposed Bed level in M (+)	MFL in m(+)	Minimum inner width of channel in m as per FMB	Minimum inner Vent height in m or bottom level of deck slab	Width of Rcc Culvert in m	Area of Rcc Culvert in Sq.m	No. of vents allowed
		From	To							
1.	570/5	570/4	EXISTING LAYOUT ROAD IN S.NO.568	26.870	27.750	4.500m	2.15m or (+)29.020m	9.00m	40.5 sq.m say 41.00 sq.m	1 No.

12. The proposed RCC Culvert 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 Culvert should be reported to the Executive Engineer.
13. The applicant should pay an annual lease rent of Rs.6,000/- (Rupees Six Thousand Only) for occupation of 41.00 sq.m 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 lump sum for three years of Rs.18,000/- (Rupees Eighteen 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 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., Kosasthalaiyar 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 should pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two 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 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 and road on either side. Moreover, the width of Channel as per Revenue records (FMB) should be maintained properly without any change.
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. Further, the leased portion land to be handed over to this department in original condition.
19. The above proposed culvert will be the Government WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (culvert land, 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 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 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 for 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. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert/bridge
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.
23. The applicant should maintain the channel area as is in condition of Environmental, Ecology, and Naturalist and without encroachments & pollution etc., and should not deviate the Hydraulic particulars of the channel.
24. All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagman, barricades, caution boards, danger lights (Day & Night) etc., as required should to be provided. The applicant should engage proper watch and ward so as to avoid any untoward Incident upto completion of work.
25. The applicant should not object the common public for using the Culverts at any time and any cost.
26. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the Culvert site at their own cost . The applicant should not damage the Government property and cause any inconvenience to common public
27. The applicant after conversion of this land to other activity should submit their detailed plan of development to WRD with network of drains, rain water harvesting structures, Blue-Green Infrastructure facilities, permeable pavements, and rain water conversion ponds / tanks to ensure that the excess run-off generated due to the new land cover or impermeability created by roads, building industrial sheds etc., does not generate flash floods out of this premises to downstream side leading to flood seenario to the area down under. After approval of this rainwater conversion infrastructure design and plan by WRD only, the development plan should be approved by the competent authority.

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 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. 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 the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No.4367/2019-BA2/13.03.2019) during development and there should not be any construction activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

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

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

d.The applicants should get clearance certificate 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.

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 entit

(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 (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 PWD IN THEIR LETTER NO :DB/T5(3)/F-NOC 006131 ANNAMBEDU VILLAGE 440/2026/DATED:02.02.2026, 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)

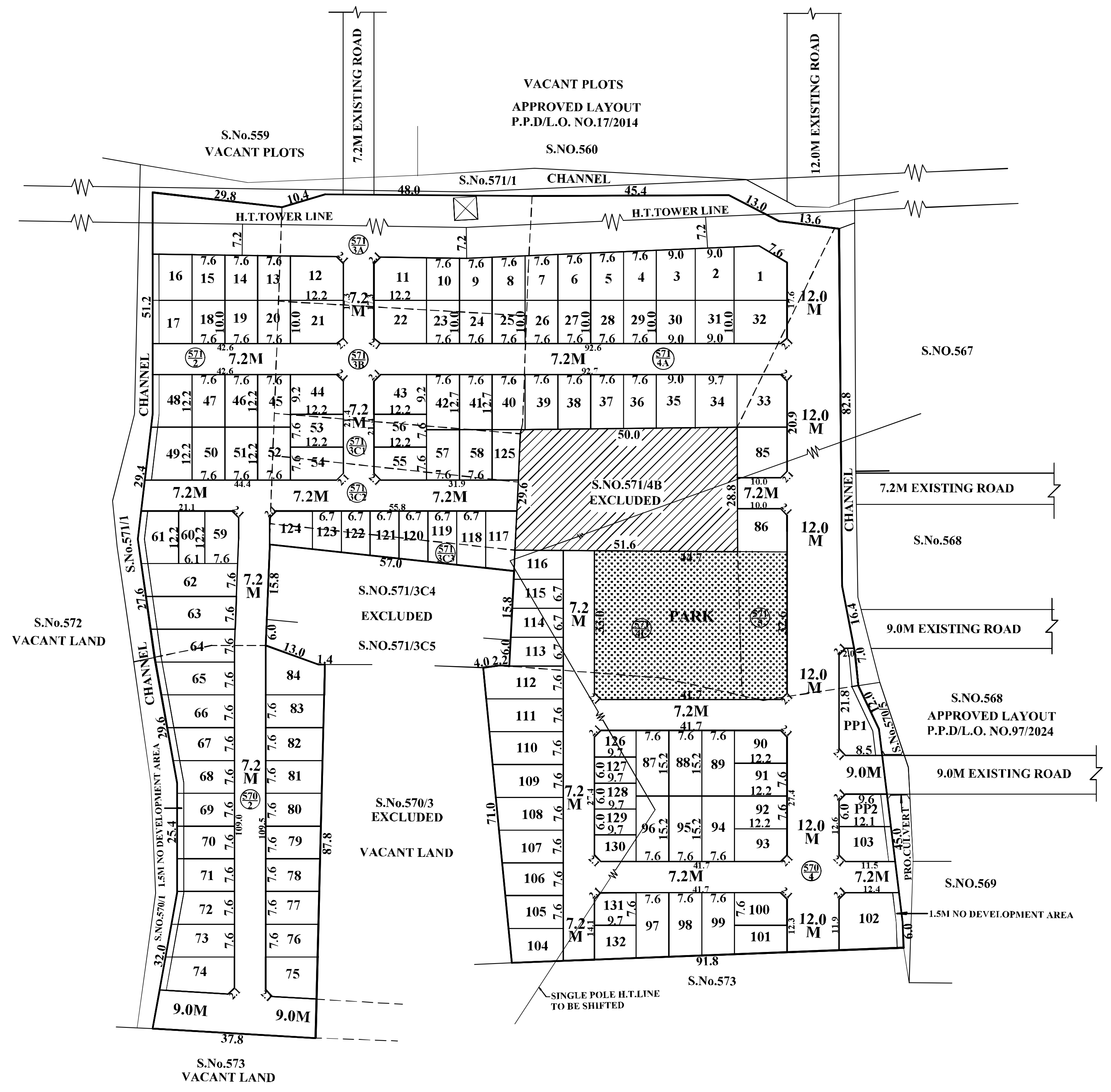
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD,WATER SUPPLY,SEWERAGE,DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY,THE LOCAL BODY AND TAMILNADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(VI) 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
☐ PROPOSED ROAD
☐ EXISTING ROAD
☐ PUBLIC PURPOSE-1
☐ PUBLIC PURPOSE-2
☐ EWS
☐ CHANNEL
☐ PARK



POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.570/2, 570/4, 571/2, 571/3A, 571/3B, 571/3C1, 571/3C2, 571/3C3, 571/4A, 571/4C & 571/5 OF ANNAMBEDU VILLAGE. (AS PER REVENUE THIRUNINRAVUR-B VILLAGE)

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

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID
SUBJECT TO OBTAINING SANCTION FROM THE
LOCAL BODY CONCERNED

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Approved
Digitally Signed by:-
Assistant Planner: V Krissna
Sign Date: 04/07/2026 2:36:47 PM
Letter No. : CMDA/PP/LAYOUT/L1/0042/2026
Approval No. : OL-PPD/LO/0078/2026
Approval Date : 04/07/2026 12:48:42 PM
Permit No. : OL-02946

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

QR CODE

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.

Signature valid
Digitally Signed by:-
Registered Engineer-Grade II:
VENKATACHALAM S
Sign Date: 03/17/2026 4:55:39 PM

Signature valid
Signed by: Village Panchayat
President
Location:Tiruvallur
Date:2026.05.06 16:11:10

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer