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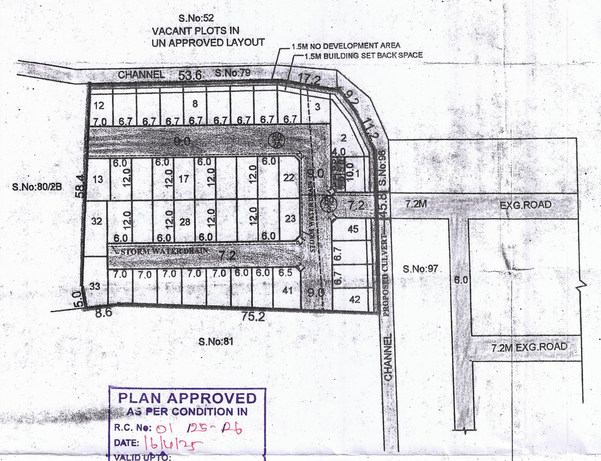
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PLAN APPROVED
AS PER CONDITION IN
R.C. No: 01 125-A6
DATE: 16/1/25
VALID UPTO:
SPECIAL OFFICER
AGARAMEL PANCHAYAT
Poonamallee Panchayat Union

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT) : 4532 SQ.M
ROAD AREA : 1513 SQ.M
PUBLIC PURPOSE AREA (1%) : 39 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 20 SQ.M
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 19 SQ.M
NO.OF.PLOTS : 45 Nos.

NOTE:
1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
PUBLIC PURPOSE AREA -1 (0.5%) DOCUMENT NO. 3841/2019 DATED:30.10.2019, @ SRO POONAMALLEE.
4. PUBLIC PURPOSE AREA - 2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.3842/2019, DATED: 30.10.2019, @ SRO POONAMALLEE.

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5 (3) / F - MELAGARAM - 008029 / 2019 / DATED:23.07.2019 & 30.07.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The existing ground level of the site should be raised to minimum level of (+)25.100m (i.e) 0.90m above the Nasarethpettai to Meppur road level is (+)24.200m, with filling varies from 2.22m to 2.50m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)25.100m.

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage alignment & garbeges/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 should not be let into the 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 applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel.

3.The applicant should clearly demarcate his boundary especially on the Eastern & Northern side abutting the channel in S.No. 79 & 96 of Mel Agaram Village before the commencement of any developmental activities in presence of Revenue authorities and PWD / WRD authorities concerned without fail and should not encroach the channel abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.

4. The width of the channel earmarked in the FMB sketch should be maintained without encroaching as per Revenue records& measurements and also should maintain the hydraulic parameters of the channel. If any damages occurred to the said course it should be restored to the original standards at his own cost.

5.The surplus course in S.No.79 & 96 along the boundary of applicants land should be completely desilted and resectioned by constructing retaining wall on either side as well as bed lining concrete of the drain as per the FMB at the applicants Own cost. The bed level of the above course 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 field drain as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and no encroachments.

6.The Government surplus course stretch abutting the applicant boundary in S.No.79 &96 should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the course should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field drain should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing drain to the downside area within the proposed layout site. Also, the applicant should desilt the drain periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, even after the completion of project also.

7.The applicant should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.

8.The PWD/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. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to applicant to encroach the PWD/Government Lands.

9.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 document 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 applicant is solely responsible of genuinety of the documents submitted.

10.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.

11.The proposed RCC Box Culvert of size & in S.F.No.96 mentioned below should be constructed across the channel as earmarked in the sketch for temporary Occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments. Only if the applicant's land/road available on both sides of the channel this permission is eligible for construction of culvert. The applicant should provide a pucca concrete bed in the channel at the proposed culvert site without fail. However, if the CMDA insists for any more culverts during planning approval, the applicant should approach the PWD/WRD for getting separate approval for any additional culvert in future.

12.The proposed box culvert shall be made up of RCC Box Type with a minimum vent inner size, width and height for a culvert width are specified below should be well within the boundary. The size & sill level of the proposed RCC culvert should be maintained as mentioned below in the specified S.F.No and should be got executed only in the presence of PWD/WRD officials. The bed level of the culvert should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction from its originates.

S.NO	CHANNEL S.F.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 VENT HEIGHT IN M OR BOTTOM LEVEL OF DECK SLAB	WIDTH OF CULVERT IN M	AREA OF CULVERT IN SQ.M	NO.OF VENTS ALLOWED
1	96	80/3	97	21.350	24.500	5.0m	3.75m/25.100	4.0	20.0	1 No
								TOTAL	20.0	

13.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work in respect of hydraulic parameters. The work schedule for the above proposal should be informed to the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of culvert should be reported to the Executive Engineer.

14.The applicant should pay an annual lease rent of Rs.3,200/- (Rupees three thousand and two hundred only) for utilising Government land of 20 Sq.m in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.9,600/- (Rupees nine thousand and six hundred only) in advance before the commencement of work. During execution & after construction of above culvert, if any deviations are noted in above measurements accordingly the lease rent also is revised respectively.

15.The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

16.The applicant should execute the lease agreement with the Executive Engineer, PWD., 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.

17.The applicant has to pay the caution deposit of sum of Rs.2,00,000/- (Rupees two lakh only) in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department stating that the construction work 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.

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 public schemes, the applicant should not object to handover the land to this department for which applicants are not entitled for any compensation and as well as legal entity. Further, the leased portion of land is to be handed over to this department in original condition.

19.The above proposed culvert will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection. The applicant should not object the public for usage of culvert.

20.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 also removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.

21.The proposed RCC Box Culvert should be monitored and maintained for frequent inspection by the applicants at their own cost The width of the channel should be maintained without encroaching as per Revenue records and should maintain the hydraulic parameters of the field channel without any change.

22.The Abutment, Wing wall, Return wall, etc., for each of the above proposed culvert should 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 at any cost.

23.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 culvert.

24.The PWD/WRD., will not be held responsible for the Structural Stability safety and soundness of the culvert proposed by the applicant and PWD/WRD specifically recommend only for construction of Culvert. The applicant should construct the proposed RCC Box Culvert at his own cost. They are solely responsible for the structural safety and stability of the proposed culvert and at any cost PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert..

25.The applicants should not object at any time for the maintenance work / improvements work of the channel be carried out by PWD/WRD. The applicant should not dump the garbages/debris in the channel and avoid the sewage watet 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) are to be carried out by PWD/WRD in future periodically.

26.The applicant 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.

The trueness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified and ensured by the Development/ Revenue authorities.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view along with permission for construction of culvert for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) / F -MEL AGARAM - 008029 / 2019 / DATED: 23.07.2019 & 30.07.2019 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) TNCDBR - 2019, RULE NO. 47(8)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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 FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(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.

◉ 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL
- NO DEVELOPMENT AREA

This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8943 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D / L.O NO. 126 / 2019
APPROVED
VIDE LETTER NO : L1 / 8160 / 2019
DATE : 14 / 11 / 2019
FOR CHIEF PLANNER(MSB/LAYOUT)
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos. 80/2A AND S.No.80/3 OF MEL AGARAM VILLAGE.
SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)

Our services go beyond

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
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