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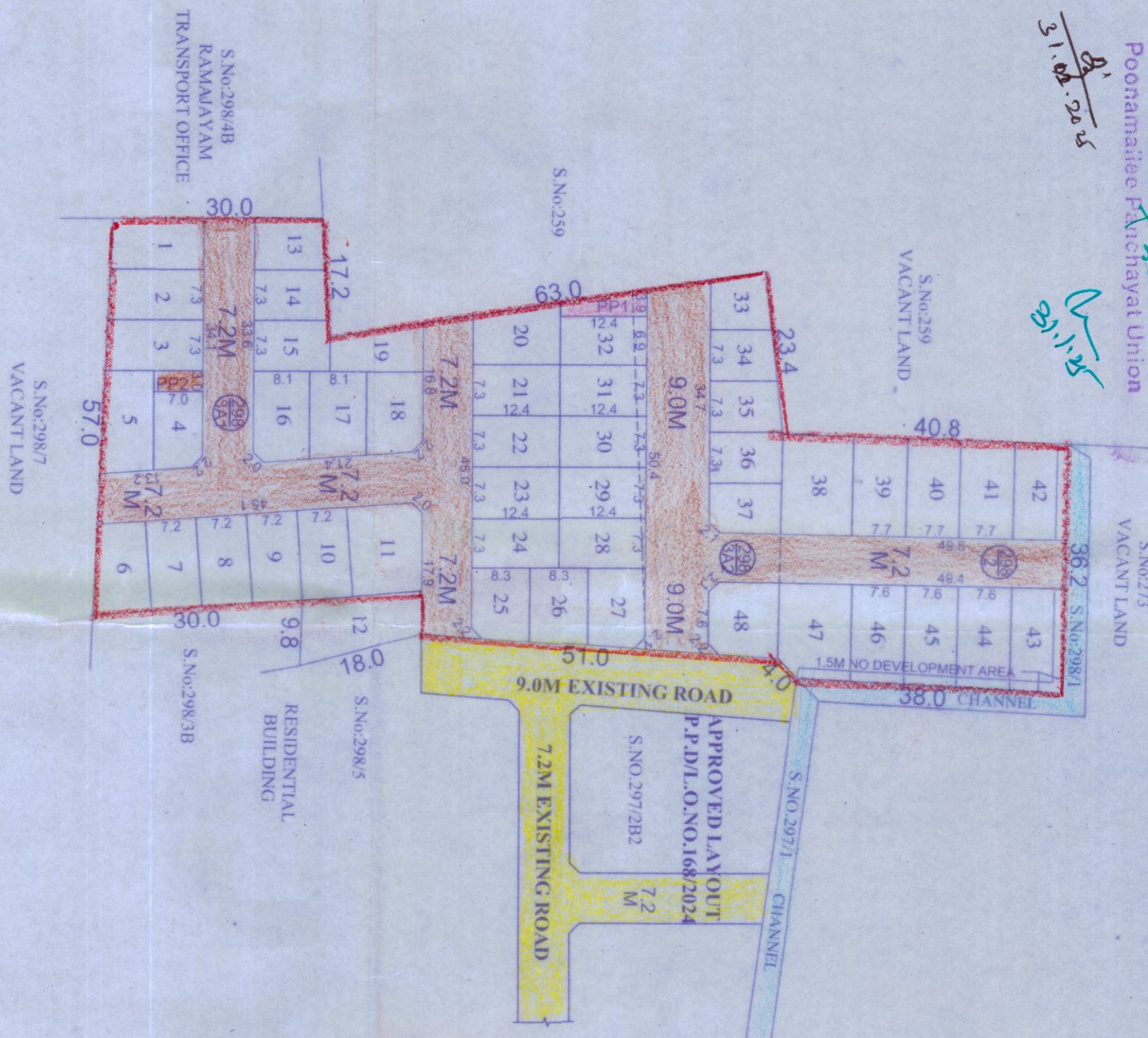
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City Office 508 : 92/2025/A3 Dt-31-03-25
Approved by Panchayat Union and forwarded to
Vayalimalur Village Panchayat for final approval

Corr
Poonamallee Panchayat Union
31.03.2025



TOTAL EXTENT (AS PER DOCUMENT)	: 6633 SQ.M
ROAD AREA	: 1771 SQ.M
PUBLIC PURPOSE AREA (1%)	: 58 SQ.M
P.P-1 HAND OVER TO THE LOCAL BODY 0.5% AREA : 370 SQ.M	
P.P-2 HAND OVER TO THE TANGEDCO 0.5% AREA : 21.6 SQ.M	
NO. OF PLOTS	: 48 Nos.

- NOTE:
1. SFLAY - 1.5M X 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SFLAY DIMENSIONS
 3. PUBLIC PURPOSE AREA - 1
 4. PUBLIC PURPOSE AREA - 2
- WERE HAND OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO 129/2024 DATED 24.12.2024 @ 80 POONAMALLEE

CONDITIONS:

- (i) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD, WRD, CHENNAI REGION, CHERPAUK, CHENNAI - 5, LETTER NO DB/753/F-NOC-1659 VAYALMALUR B VILLAGE/CHOKKANALLUR/379/2024 DATED 21.05.2024 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
1. The applicants land should be filed with earth filling with proper compaction to the minimum level of (+) 23.850m (i.e.) 0.75m above the crest level of the Weir in Vayalimalur Tank at (+) 23.100m. 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 (+) 2.70m to (+) 2.50m 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 (+) 23.850m and the applicant is suggested not to have regular habitation below MFL, since the existing field levels are below MFL.
 2. The applicants should clearly demarcate boundary of their land before commencement of any developmental activities in the presence of Revenue, local body and WRD authorities concerned without fail and should not encroach the Government land in SF No.298/1 & 297/1 and the same should be maintained as it is in the Revenue records.
 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 false / manipulated fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicants are solely responsible of genuineness 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 information 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 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 / Weir. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.
 7. 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 proposals 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.
 8. The Government Channel in SF No. 297/1 & 298/1 of Vayalimalur B village abutting on Northern side of the applicant land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel with concrete bed as per the records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.
 9. The Government Channel in SF No. 297/1 & 298/1 of Vayalimalur B village stretch on Northern side 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 downstream 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, after the completion of project also.
 10. The applicants should not construct any cross masonry across the river without prior permission of WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condition at their own cost.

Technical Suggestion:

- a. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size within the site as per site condition. The same should be connected to the local drainy channel at his own cost, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbage/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 with in 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-BAD2/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 be 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/garbage should not be dumped into the channel/river/tank at any cost.
- At any cost, sewage / sillage should not be let into channel/river, and the garbage, 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.

(iii) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEN LETTER NO DB/753/F-NOC-1659 VAYALMALUR B VILLAGE/CHOKKANALLUR/379/2024 DATED 21.05.2024, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(iv) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE

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NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE LAYING 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 LOCAL BODY (FOR TANGEDCO)
- CHANNEL

This Planning Permission Issued under New Rule
T.C. 2008, 2019 is subject to final sanction of the
WRD/CD, No. 6912 of 2019 and WMP (M2)
Nos. 6912 & 6913 of 2019.

OWNERS SIGNATURE	For SUGU HOUSING & INFRA DEVELOPERS LLP V. R. R. S.
LICENSED SURVEYOR	C.M. SANTOSH KUNIA - 4401, Urban Planner Architect CA / 2012/5444 06-46, Nr. 109, A-BLOCK, 1st Floor, 2nd Avenue, Anna Nagar, Chennai - 102. Ph: 9178900030
CONDITIONS:	Planning Permit No. 16124 Dated: 31/12/2024 PPD No. 306 L.O. 2024 APPROVED Vide Letter No. 1/2024-1/0239/2024 DATED
For Member Secretary Chennai Metropolitan Development Authority Chennai-600 008.	

POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 298/2, 298/3A1 & 298/3A2 OF CHOKKANALLUR VILLAGE.
(VAYALANALLUR-B AS PER PATTI)

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



our services doesn't just end there



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



Legal & Documentation Services

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.



NRI & Investment Services

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Compliance & Special Services

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



 **empowering your real estate decisions
with smart tools**



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



We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

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