FILE NO.L1/0002/2025

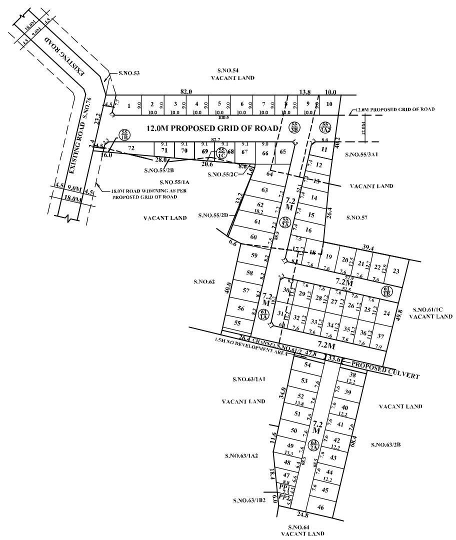
TOTAL EXTENT (AS PER PATTA)	:	**9921 SQ.M**
ROAD AREA (33%)	:	**3287 SQ.M**
PLOTTABLE AREA (67%)	:	**6634 SQ.M**
10% OSR CHARGES REQUIRED	:	**663 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**663 SQ.M**
1%PUBLIC PURPOSE REQUIRED	:	**66 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**70 SQ.M**

(PUBLIC PURPOSE AREA-1 : 35 SQ.M)
(PUBLIC PURPOSE AREA-2 : 35 SQ.M)

NO.OF.PLOTS : 72 Nos.

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD 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 0652 KANNAPALAYAM VILLAGE 1287 / 2025 / DATED:04.03.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The Proposed Culvert should be made of RCC of size and in S.F.No. 61/2 of Kannapalyam Village earmarked in the sketch for temporary occupation for three years from the date of agreement. Only if the applicant's land/road available on both sides of the Government Channel/ Odai, this permission is eligible for construction of Culvert.

2. The Proposed Culvert shall be made up of RCC Type with a minimum vent inner size, width and height of Bridge 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 WRD officials. The bed level of the Culvert should be fixed in presence of the Executive Engineer concerned only after the existing Government Channel original bed level ascertained and restored for the free flow direction from its origin.

Hydraulic Particulars Recommended for RCC Culvert across S.F.No.61/2

Full Supply Level and MFL of the Channel in S.F.No.61/2	: (+) 21.450m
Proposed Bed Level of the Channel	: (+) 20.830m
Proposed Deck slab bottom level of the RCC Culvert	: (+)23.360m
Existing Field Level of applicant's site in S.F.No.61/18	: (+)21.075m
Existing Field Level of applicant's site in S.F.No. 63/2A	: (+)21.100m
Proposed width of the Culvert (Carriage way)	: (+)7.50m

Existing Width of Channel as per FMB

Sl. No.	Channel S.F.No	Access to S.F.No		Proposed Bed level in M (+)	MFL in m(+)	Minimum inner width of channel in m 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
		From	To							
1.	61/2	61/1B	63/2A	20.830	21.450	2.80	2.530/ 23.360	7.50	21.00	1 No.
								TOTAL	21 sq.m	

3.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified Structural 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, the above proposal should be informed to the Executive Engineer, WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of RCC Culvert should be reported to the Executive Engineer.

4. The Government Channel in S.F.No.61/2 running within the applicant's land should be completely de silted and re sectioned by constructing retaining wall on both side of the Government Channel along entire boundary as per the FMB at the applicant's own cost.

5. The applicants should clearly demarcate their boundary especially on both side of Channel in S.F.No.61/2 before the commencement of any developmental activities in presence of Revenue authorities and WRD authorities concerned without fail and should not encroach the Channel abutting the land. Moreover, the width of entire Government Channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments at any cost.

6. The necessary setback distance should be provided within the site as per site site conditions along the channel 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 / 13.03.2019) during development and there should not be any construction activity in setback area in future also. Moreover, the applicant should provide adequate passage along the channel course as per norms which are found necessity for accessing purpose of the heavy machinery for maintenance work/improvements work of the channel which are proposed to be carried out by WRD

7. The Government Channel abutting the applicant's boundary on both side should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Government Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Government Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing Government Channel to the downside area within the proposed site. Also, the applicants should de-silt the Government 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.

8. The applicant should pay an annual lease rent of Rs. 15,000/- (Rupees Fifteen thousand only) for utilising Government land of 21.00 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.45,000/-(Rupees forty five Thousand 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 are to be revised respectively.

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

10. The applicant should execute the lease agreement with 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.

11. The applicant is also to 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 on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert, Government 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.

12. The applicant should not claim any privilege on the above leased portion of the land (Culvert land, Culvert, Government Channel & retaining wall) 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 applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to be handed over to this department as is in original condition. The above proposed RCC Culvert will be the Government WRD property after the construction.

13. The Abutment, Wing wall, Return wall, etc., for the above proposed Culvert should be constructed well within the applicant's land on either side. The proposed RCC Culvert should be monitored and maintained for frequent inspection by the applicants at their own cost. During Monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc in the Government Channel at the bridge site at their own cost. The applicant should not damage the Government property and cause any inconvenience to common public

14. 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

15. The permission granted to the applicant, 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 applicant is solely responsible of genuinety of the documents submitted

16. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition. The bottom portion of the bridge should be provided by Concreting at bed level at their cost so as to protect the erosion in future

17. The WRD.will not be held responsible for the Structural Stability, safety and soundness of the Culvert proposed by the applicant and WRD specifically recommend only for construction of Culvert. The applicant should construct the proposed RCC Culvert at their own cost. The applicant is solely responsible for the structural safety and stability of the proposed RCC Culvert and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert

18.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 concerned WRD officers before commencement of work. WRD is giving opinion only in connection with the permission for construction of Culvert aspect and does not deliver any rights to the applicant to encroach the WRD/Government Lands.

19. The applicant should abide by the rules and regulation of the WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

20. The applicant should not object at any time for the maintenance work / improvements work of the channel/ tank 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 to be carried out by WRD in future periodically

21. 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.

22. 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 up to completion of work.

23. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The Culvert should be completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant's cost.

24. The applicant's land should be filled with earth with proper compaction to the minimum level of (+)23.360m 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 m depth to achieve the required degree of compaction for a depth varying from ()1.670m to (+)2 285m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+)22.760 +0.600 (+) 23.360m (ie 2.85 m above the the known datum at sill level of Melpakkam tank is (+)20.510m) The all-round entire pavement level within the site should not be less than (+)23.360m The applicant is suggested to have regular habilitation not below the MFL, since the existing field levels are below MFL

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 bridge site at their own cost. The applicant should not damage the Government property, and cause any inconvenience to common public

TECHNICAL SUGGESTIONS

a. The applicant should prepare the development 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. 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.

c. Since the site exists abutting Channel in S.F.No.61/2, 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 (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 activities in the setback areas in future also The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

d. The sewage water from the applicants' land should not let into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant 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 channel, 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 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 along with permission for construction of Culverts 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 (MAI) DEPARTMENT DATED 31.01.2020 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 BEFORE 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, PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC 0652 KANNAPALAYAM VILLAGE 1287/2025/ DATED:04.03.2025, 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.

◎ 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
- CHANNEL

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

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.06.16 17:46:01

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 55/1B, 55/1C, 55/2A, 55/3A2, 55/3B, 61/1A, 61/1B & 63/2A OF KANNAPALAYAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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 III:
S.SARAVANAN
Sign Date: 03/26/2025 6:03:05 PM

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

KEY NO. 3688

QR CODE

ISO_A0_(841.00_x_1189.00_MM)

Applicants (Owner / Developer / Power of Attorney)

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