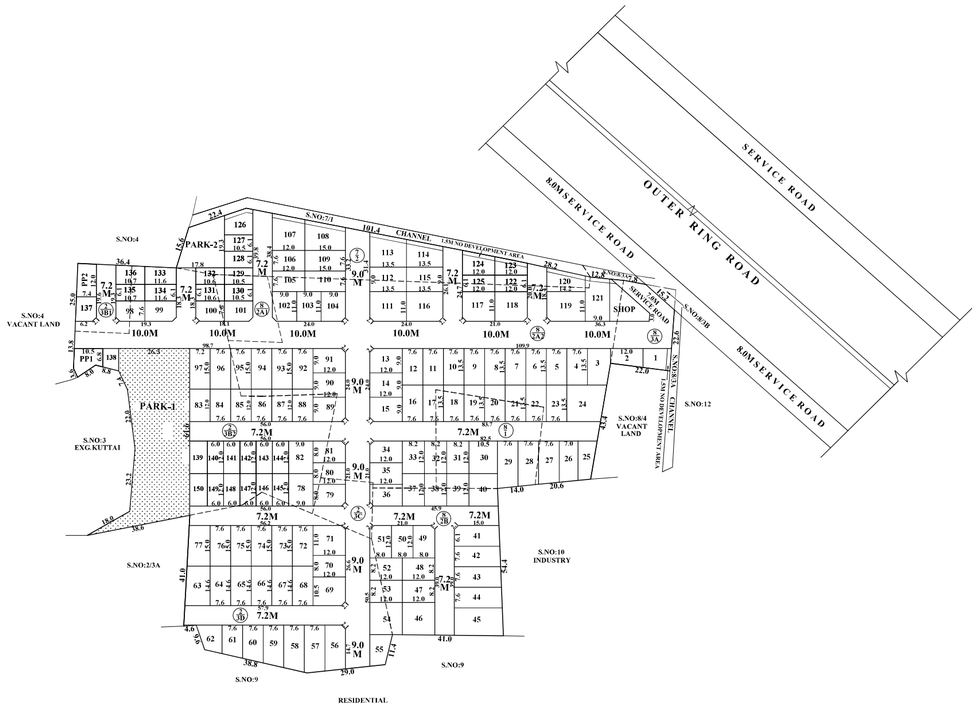


TOTAL EXTENT (AS PER DOCUMENT)	:	**24301 SQ.M**
ROAD AREA (30%)	:	**7180 SQ.M**
PLOTTABLE AREA (70%)	:	**17121 SQ.M**
10% OSR REQUIRED	:	**1712 SQ.M**
OSR PROVIDED	:	**1736 SQ.M**
(PARK AREA:1 -1476.0 SQ.M,PARK AREA:2 -260.0SQ.M)		
1%PUBLIC PURPOSE REQUIRED	:	**171 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**172 SQ.M**
(PUBLIC PURPOSE AREA-1 : 86.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 86.0 SQ.M)		
10% E.W.S. REQUIRED	:	**1712 SQ.M**
E.W.S. PROVIDED	:	**2058 SQ.M**
REGULAR PLOTS (1 TO 121)	:	**121 Nos.**
E.W.S.PLOTS (122 TO 150)	:	**29 Nos**
TOTAL No.OF.PLOTS	:	**150 Nos.**
SHOP SITE	:	**1 No.**

File no: Layout-1/0115/2025

NOTE :

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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, LETTERNO.DB/T5(3)/F-NOC 3739 VAYALANALLUR VILLAGE 5141 / 2025 / DATED:08.07.2025, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)24.980m (1. e) 1.880m is above the Weir Crest level of Vayalanallur Tank (+)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 0.30 metre depth to achieve required degree of compaction for the depth varies from 1.200m to 1.350 m 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 (+)24.980m and the regular habitation should not be below MFL.

2. The applicants should clearly demarcate boundary of their land especially on North 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 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 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 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 / river. 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 work /improvements work of the channel which is 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/improvements/development works as per Revenue records (FMB), which are proposed to be carried out by WRD/ Local body in future periodically.

8. The Channel in S.F No.7/1 and another Channel S.F.No. 8/5 in in Vayalanallur Village stretch North and Eastern side of 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 layout site. Also, the applicant should de-silt the channel periodically and remove the obstruction then and land, after the completion of project also.

there without any hindrance for free flow of water at his own cost within the proposed 9. The applicants should not construct any cross masonry across the water body area without obtaining prior permission from WRD. If any damaged to the water body should be restored by the applicant at their own cost. If the applicant /CMDA insists for any Culvert in Channel S.No. 8/5 so as to access from S.F.No. 8/3A and 12/3A1 & 12/6. The applicant has to apply separately for obtaining Permission fpr Construction of Culvert across the Channel from this Department.

10. The Channel in S.F No.7/1 and another Channel S.F.No.8/5 in Vayalanallur Village stretch North and Eastern side abutting the applicant land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel as per the FMB up to 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.

TECHNICAL SUGGESTION

(a). The applicants should prepare the layout proposal by considering the suitable internal storm water drainage as Micro drain of suitable size within the site as per prevailing site conditions. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' 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 applicant should provide necessary setback distance 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 the setback areas in future also. The CMDA should issue completion certificate only after obtaining completion 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 applicants' 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 / garbage's should not be dumped into the River / Eri/Channel/Pond at any cost.

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

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 un 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.COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

(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 (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) 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-NOC 3739 VAYALANALLUR VILLAGE 5141 /2025/DATED:08.07.2025, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(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
- PARK
- PUBLIC PURPOSE -1
- PUBLIC PURPOSE - 2
- EWS
- SHOP

APPROVAL CONDITION

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 2/3B1, 2/3B2, 2/3C, 2/3D, 7/2, 8/1, 8/2A1, 8/2A2, 8/2B & 8/3A OF VAYALANALLUR -A 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 Not Verified
Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.11.05 17:33:39

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP, (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid.
Digitally Signed by S.SARAVANAN
Registered Engineer Grade III
Sign Date: 06/10/2025 11:51:10 AM

Signature valid.

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

QR CODE

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