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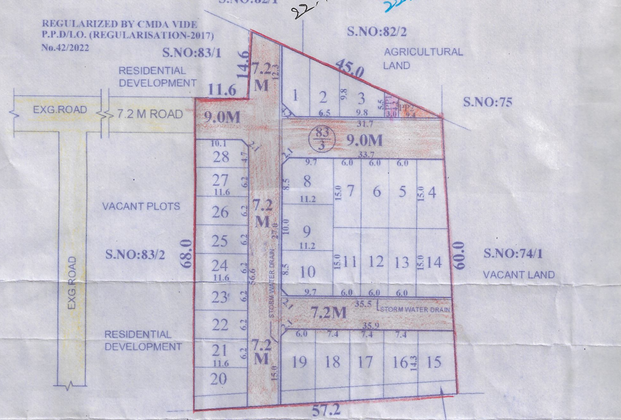
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உள்ளாட்சி மன்ற படி

This office RC.No. 02162/2024/B3 Dt: 22.07.2024
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

22.7.24



APPROVED
R.C.No:.....
Date:.....
P.R.SIVASANKAR
B.Sc.,B.Ed.,PGDCA.,SE.,
PRESIDENT
BANAVEDUTHOTTAM PANCHAYAT
POONAMALLEE BLOCK
THIRUVALLUR DISTRICT
இந்த வரைபடத்தில் கண்டுள்ளவாறு காலியிடங்கள் (Set Back) மீட்டு வீடு கட்டிக்கொள்ளவும் சம்மதமென்றும் கொண்டும் ரோடு மாறை ஆக்கிரமிப்பு செய்து சாம்பாமோ, ரோடோ அமைக்க மாட்டேன் என்ற உறுதிமொழியின் அடிப்படையில் இவ்வரை அளிக்கப்பட்டுள்ளது

PLAN APPROVED AS PER CONDITION IN
R.C. No: 01/24-25
DATE: 9/1/25
VALID UPTO:
SPECIAL OFFICER
BANAVEDUTHOTTAM PANCHAYAT
Poonamallee Panchayat Union

SITE EXTENT (AS PER DOCUMENT)	:	4047 SQ.M
ROAD AREA	:	1264 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	34 SQ.M
PUBLIC PURPOSE-1 :14.0 SQ.M		
PUBLIC PURPOSE-2 :20.0 SQ.M		
NO. OF PLOTS	:	28 Nos

FILE NO: LAYOUT-1/0374/2023

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-I (0.5%)
   PUBLIC PURPOSE-2 (0.5%)
   } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO.4092/2024, DATED:19.06.2024 @ SRO, POONAMALLEE.

CONDITIONS:

1)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB / T5(3) / F. NOC0730 PIDARITHANGAL VILLAGE 2031/2024 / DATED 15.03.2024 WHICH 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 filled with earth filling with proper compaction to the minimum level of (+)22.830m (i.e.,) 0.51m above the Known datum of Sill level of Poonamallee Pidarithangal Tank (+)22.320m. 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 (+)1.150 to (+)1.180 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 (+)22.830m and the regular habitation should not be 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 and the same should be maintained as it is in the Revenue records. The applicant should not encroach the Eri in S.F.No.151 and Channel in Patta land bearing in S.F.No.83/3.

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. The NOC for this site from the WRD is purely issued on the basis of inundation point of view.

Technical Suggestions:

a The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network drain as micro drains of suitable size as per prevailing site conditions within the site. The same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and 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 necessary setback distance not less than 3m especially on South should be provided 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 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 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/garbages should not be dumped into the channel/river/tank at any cost.

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

e The applicant should form a micro drain bearing Survey No.83/3, so as to drain the storm water form S.F.No.83/2 to S.F.No.82. During the construction of micro drain the location of entry and exit of the drain should be fixed as demarcated in the village map. The Patta Channel should be marked as per Village map and monitored and maintained by the applicant at his own cost. The Patta Channel should be maintained without encroachment as per Village map the Channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the 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 there without any hindrance for free flow of water at his own cost boundary along the proposed land.

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.

(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 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 PWD IN THEIR LETTER NO.DB / T5(3) / F.NOC0730 PIDARITHANGAL VILLAGE 2031 / 2024 / DATED. 15.03.2024 OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

(VI) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT

LEGEND:
- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- ERI

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.

For PAV INFRA DEVELOPERS

Partner

OWNER'S SIGNATURE

S. ANANDA SELVAN, M.E., (Structural)
CMDA Registered Engineer
REG No: RE/Gr.I/19/03/074
No.30, 3rd Street, Rajaji Avenue
Valasaravakkam, Chennai-600 087
Ph: 98840 80585/2486 3439

LICENSED SURVEYOR

CONDITIONS :
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

Planning Permit No. 15856 Dated: 28/06/2024
P.P.D / L.O No: 139/2024
APPROVED
VIDE LETTER No.: Layout-1/0374/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:83/3 OF PIDARITHANGAL VILLAGE

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

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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
real estate journey

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