

TOTAL EXTENT (AS PER DOCUMENT) : 28530 SQ.M  
 ROAD AREA : 8916 SQ.M  
 PARK AREA : 1986 SQ.M  
 PUBLIC PURPOSE PROVIDED (1%) : 207 SQ.M  
 PP-1 HANDED OVER TO THE LOCAL BODY : 186.9 SQ.M  
 PP-2 HANDED OVER TO THE TANGCOO : 101.9 SQ.M  
 EWS PROVIDED : 2147 SQ.M  
 REGULAR PLOTS ( 1 TO 114 ) : 114 Nos  
 EWS PLOTS ( 115 TO 147 ) ( 2147 SQ.M ) : 33 Nos  
 TOTAL NO. OF PLOTS : 147 Nos

NOTE:  
 1. SPLAY - 1.5M x 1.5M  
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS  
 3. ROAD AREA  
 4. PARK AREA  
 5. PUBLIC PURPOSE-1 (0.5%)  
 6. PUBLIC PURPOSE-2 (0.5%)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED  
 DOC.NO.5609/2023.DATED.03.06.2023 @ SRO,PALLAVARAM.

CONDITIONS:  
 (I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/F-1442 THIRUVANCHERI 2309 / 2023 / M / DATED.31.03.2023, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+) 10.220m (i.e.) 1.37m above SL (i.e.) 1.850m MSL of Mappala tank on Northern side of the applicant site to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 100mm depth to achieve required degree of compaction for the depth varying from 0.22m to 1.42m depending upon the existing field level. Also, the applicant should provide emergency pumping operation for the sewage water, if it is proposed to have basement floor and as well as de-watering arrangements during flood periods.
- The all round pavement level within the site should be less than (+)10.220m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains as peripheral drains of size not less than 0.90m x 0.60m and lateral drains of suitable sizes as per site conditions within the site and the same should be connected to the local drain / channel, rainwater harvesting, road with road side drains and sewerage treatment plant and its disposal and garbage / 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 submerge 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 applicant 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.
- Since the site is in close proximity with the channel within the site, the necessary setback distance (not less than 1m) should be provided within the site on either side of channel as per site conditions 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 Rec. No. 4357/2019, BA2 / Dated 13.03.2019) during development and there should not be any construction activities in setback areas in future also. The CMDA should issue compliance certificate only after obtaining compliance certificate NOC from WRD.
- The applicant should clearly demarcate the boundary of their land before commencement of any developmental activities especially within the site in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the width of the channel earmarked in the Revenue records and should never be altered and must be maintained at all times without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at their own cost.
- 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 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.
- 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.
- 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.
- The applicant should not object at any time for the maintenance works / improvement works of the channel which is proposed to be carried out by WRD respectively. 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 proposed to be carried out by WRD from time to time.
- The sewage water from the applicants 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 or any out.
- At any cost, sewage / refuse should not be let into river, and the garbage, debris and construction materials should not be dumped into the channel/river obstructing the free flow of water.
- The applicant's lands are selected to be returned land which would be classified as wet & dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority. 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 as well as confirming this proposed site boundaries.
- WRD in 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 their site from the WRD is purely issued on the basis of inundation point of view.
- The applicant should not carry out any other structures across the channel without prior permission from WRD.
- The applicant's consent in S.No.8/2 within the applicant's land should be completely defined and restricted by constructing retaining wall on either side as well as bed lining concrete of the drain as per the FMB at the applicant's 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 WRD Executive Engineer. Moreover, the width of entire field drain as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and no encroachments.
- The Government surplus course stretch abutting the applicant boundary in S.No.8/2 should be marked as per FMB and monitored and maintained by the applicant at their 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 clean the drain periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, even after the completion of project also.
- If there is any discrepancy or any other encroachments activities, the applicant is held responsible in the future. In such case the temporary permission will be cancelled without any correspondence and deposited amount for caution deposit, lease rent etc. will not be refunded.
- The proposed 3 Nos RCC Culvert should be constructed by the applicant only across the channel in S.No.8/2 of Thiruvancheri Village, as earmarked in the sketch and the applicant should strictly adhere to the hydraulic particulars of the Channel. The applicant should construct the RCC Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement if the applicant's land / road available on both sides of the channel, their permission is eligible for construction of RCC Culvert. The width of the Channel earmarked in the FMB should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the bridge should be fixed in presence of the Executive Engineer concerned only after the existing Channel original bed level ascertained and restored for free flow of water. The applicant should provide a precast concrete bed in the channel at the proposed bridge sites within in order to avoid erosion.

The Hydraulic particulars of the proposed 3 Nos RCC Culvert in S.No.8/2 are follows:

S. No.	Channel S.F. No.	Access to S.F. No.	Proposed Bed level in m <sup>+</sup>	M.F. in m	Minimum inner Width of channel in m as per FMB	Minimum inner Width of channel in m or bottom level of deck slab	Area of RCC Bridge in Sq.m	No of vents allowed
1	8/2	8/1A, 8/3A	(+8.500m)	-	3.10m	1.72m and (+10.220m)	7.20m	21.70
2	8/2	8/1A, 8/3B	(+8.500m)	-	3.10m	1.72m and (+10.220m)	9.00m	27.90
3	8/2	8/1C, 8/3C	(+8.500m)	-	3.10m	1.72m and (+10.220m)	7.20m	21.70
							7.30	89.72
							Sqm	

- Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD, Lower Palur Basin Division, Kanchepuram for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for above proposal should be referred to the Executive Engineer, WRD, Lower Palur Basin Division, Kanchepuram for monitoring and also completion of Culvert should be reported to the Executive Engineer.
- The applicant should pay an annual lease rent of Rs.67,000/- (Rupees sixty seven thousand only) for occupation of 72 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Lower Palur Basin Division Kanchepuram and it should be paid at one lumpsum for three years of Rs.2,01,000/- (Rupees two lakh and one thousand only) in advance before the commencement of work. During execution / after construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.
- The applicant have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.
- The applicant should execute the lease agreement with the Executive Engineer, WRD, Lower Palur Basin Division, Kanchepuram 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.
- The applicant should pay the caution deposit of sum of Rs. 1,00,000/- (Rupees one lakh only) in favour of the Executive Engineer, WRD, Lower Palur Basin Division, Kanchepuram, which will be refunded only after completion of six months based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work (wall and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any, will be notified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.
- The construction of Abutment, Wing walls, Retain walls, etc., should be constructed for the above proposed Culvert and should also be constructed within the applicant's land on either side. Moreover, the width of Channel as per Revenue records (FMB) should be maintained properly without any change.
- 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 common public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.
- The above proposed 3 Nos RCC Culvert will be the Government WRD property after the construction. The applicants should not claim any privilege on the above leased portion of Government land (culvert land, culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the Channel as and when required and for the periodical inspection.
- The applicants 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.
- The WRD, will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicants and WRD specifically recommended only for construction of culvert. The applicants should construct the proposed RCC culvert at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed bridge and in any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert.
- 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 will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entry.
- The proposed construction of RCC culvert should be 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 should maintain the hydraulic parameters of the field channel without any change.
- During monsoon periods, the applicant should remove and clear the jungle & weeds, floating materials etc. at applicant's own cost. The applicant should not damage the Government property and cause any inconvenience to common public.
- All safety measures should be taken without fail. Adequate arrangement for the safety of traffic by way of flagmen, barricades, caution boards, danger lights (Day & Night) etc., as required, should be provided. The applicant should engage proper work and work so as to avoid any untoward incident upto completion of work.
- The proposed 3 Nos RCC Culvert should be monitored and maintained by the applicant at his own cost. The channel portion under the proposed bridge should be well preserved without any hindrance to facilitate free flow of water. Also by the way of clearing any obstructions in the vent ways such as bushes, weeds, debris and any other obstructions, ensure free flow of water should be ensured periodically at his own cost.
- During execution / completion of bridge damp earth in the channel bed for coffee dams, pile work, pier works should be removed fully without leaving in the water course area which shall affect the linear water ways.

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 Developer / 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 and temporary permission for construction of 3 Nos RCC culvert to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entry.

(ii) TNCDBR-2019 RULE NO. 47 (B) & AMENDMENTS APPROVED IN G.O.Ms.No. 16, MAWS (MA) DEPARTMENT DATED 31.1.2020 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 TANGCOO 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 (D) IN G.O.Ms.No. 18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020. THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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 (1)

(v) 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.

(vi) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-1442 THIRUVANCHERI 2309 / 2023 / M / DATED. 31.03.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(vii) 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

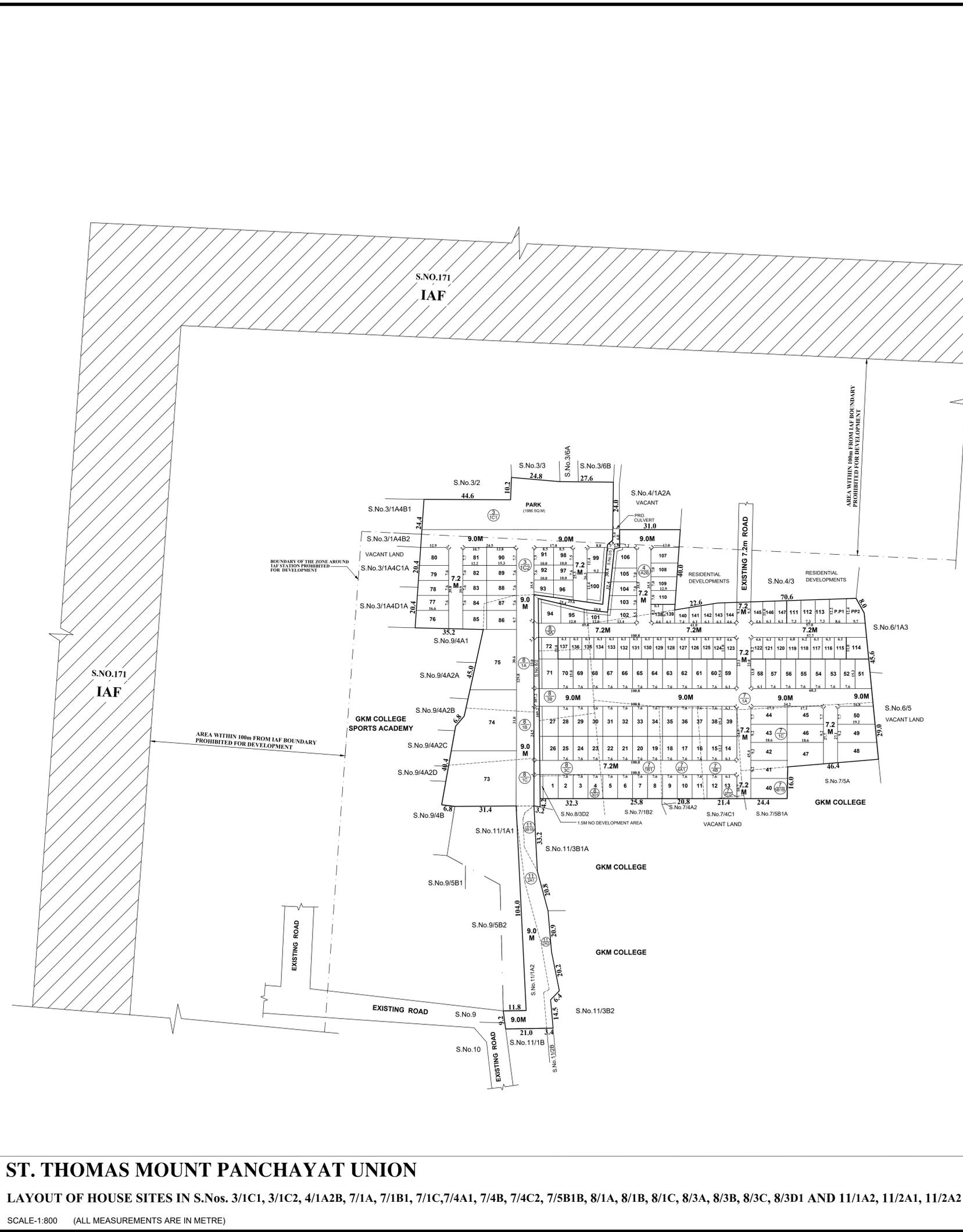
- LEGEND:
- SITE BOUNDARY
  - ROAD GIFTED TO LOCAL BODY
  - EXISTING ROAD
  - PARK GIFTED TO LOCAL BODY
  - EWS
  - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE-2 GIFTED TO TANGCOO
  - CHANNEL

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

P.P.D NO : 163  
 L.O 2023  
 APPROVED  
 VIDE LETTER NO : LAYOUT-1/0043/2023  
 DATE : 09 / 06 / 2023

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.

OFFICE COPY  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 3/1C1, 3/1C2, 4/1A2B, 7/1A, 7/1B1, 7/1C, 7/4A1, 7/4B, 7/4C2, 7/5B1B, 8/1A, 8/1B, 8/1C, 8/3A, 8/3B, 8/3C, 8/3D1 AND 11/1A2, 11/2A1, 11/2A2 & 11/3B1B OF THIRUVANCHERI VILLAGE

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