

SITE EXTENT	(AS PER DOCUMENT)	= 1875 SQ.M
ROAD AREA		= 6655 SQ.M
PARK AREA (OSR)		= 2129 SQ.M
PUBLIC PURPOSE PROVIDED (1 & 2)		= 126 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5% AREA - 63.0 SQ.M)		
PP-2 HANDED OVER TO THE TANGEDCO (0.5% AREA - 63.0 SQ.M)		
EWS PROVIDED		= 1332 SQ.M
NO. OF PLOTS		= 121 NOS
REGULAR PLOTS		= 99 NOS
EWS PLOTS (100 TO 121) (1332 SQ.M)		= 22 NOS
CONVENIENT SHOP		= 3 NOS

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | |
|--|---|
| | ROAD AREA |
| | PARK AREA |
| | PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY) |
| | PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) |

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC. NO: 169 / 2023, DATED: 06.01.2023 @ SRO, PADAPPAL

CONDITIONS:

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-NANDHAMBAKKAM VILLAGE 7672/2022/DATED:27.08.2022 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The applicants' land should be filled with earth filling with proper compaction to the minimum level of (+)20.550m [(e.) 0.80m above the Sill level from Sluice No. 1Nandambakkam Channel of Chembambakkam Tank i.e.,+19.750m] 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 varying from 1.85m to 2.20m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the sewage 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 be less than (+)20.550m. The applicants should prepare the layout 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 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.
- The applicants should provide necessary setback distance within the site based on the 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 must be construction activities in the specific setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- The applicants should clearly demarcate the boundary of their lands before commencement of any developmental activities especially on the South, West and East side in the presence of Revenue and WRD authorities. The applicants 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 time 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 applicants 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 applicants 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 in future periodically.
- 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 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 river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
- 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.
- 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 and construction of culvert.
- The proposed RCC Box Culvert - 1 No. of size in S.F No 180/4 of channel should be constructed across the channel on Northern side of the applicants' lands as earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments. Only if the applicants' landroad available on both sides of the channel, this permission is eligible for construction of culvert. The applicants should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicants should provide a pucca concrete bed in the channel at the proposed culvert site without fail.
- The proposed box culvert shall be made of RCC Box Type with a minimum vent inner size, width and height for a culvert with are specified below and 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 channel original bed level ascertained and restored for the flow direction from its originates.

The Hydraulic particulars of the proposed RCC Culvert are follows:-

- Existing Nandambakkam Road level : (+) 19.500m
- MFL during December 2015 : (+) 19.950m
- FSL/MSF of Channel (Assessed) : (+) 19.400m
- Proposed Bed level of Channel : (+) 18.200m
- Proposed Deck Slab bottom level of the Culvert : (+) 20.550m
- Proposed Bed Width of Channel - FMB : (+) 7.0m
- Proposed Culvert width : (+) 9.10m

S.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	Minimum Inner Vent height in M or bottom Level of deck slab	Width of RCC Culvert in M	Area of RCC Culvert in Sqm	No of vents allowed
1.	180/4	From 460/4B To 180/3B	(+)18.200m	(+)19.950m	7.0m	(+) 20.550 or 2.35m	9.10	63.7 Sqm 64 sqm	1 No

- Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culvert should be obtained from the Qualified structural Design 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 parameters. 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 culvert should be reported to the Executive Engineer.
- The channel in S.F.No.180/4 along the Northern boundary of applicants' land should be completely desilted and resectioned by constructing retaining wall on either sides as well as bed lining concrete of the channel as per the FMB at the applicants own cost upto their stretch or boundary. 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 field channel as per revenue records (FMB) along & within the stretch of applicants' land should be maintained properly without any change and no encroachments at any cost.
- The applicants should clearly demarcate their boundary especially on the Northern side abutting the channel (S.F.No.180/4) 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. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
- The Government field channel stretch abutting the applicants' boundary in S.F.No.180/4 should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the channel should be maintained without encroachment as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants 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 applicants should de-silt the 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.
- The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD.
- The applicant should pay an annual lease rent of Rs.8200/- (Rupees Eight Thousand and Two Hundred only) for utilising Government land of 64.00 Sqm 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 lumpsum for three years of Rs.24,600/- (Rupees Twenty Four Thousand Six Hundred 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 revised respectively.
- The applicants have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.
- The applicants should execute the lease agreement with the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicants voluntarily have 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 applicants have 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 based on the certificate from concerned Assistant Executive Engineer of this department stating that the construction work (Culvert and field 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.
- The applicants 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 public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation and as well as legal entity. Further, the leased portion of land to be handed over to this department as is in condition.
- The above proposed 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.
- 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 or otherwise the NOC will be revoked and constructed culvert will also be removed without any correspondence for which applicant is not entitled for any compensation and as well as legal entity.
- 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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuineness of the documents submitted.
- The proposed RCC Box Culvert should be constructed monitored and maintained for frequent inspection by the applicants at their own cost. The width of the channel should be maintained without encroaching as per Revenue records and should maintain the hydraulic parameters of the field channel without any change.
- The Abutments, Wing walls, Return walls, etc., for the above proposed culvert should be constructed well within the applicants land on either sides. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change at any cost.
- 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. WRD is giving opinion only in connection of permission for construction of culvert and does not deliver any rights to the applicants to encroach the WRD Government Lands.
- The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law and the State & Central Government from time to time.
- 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 recommend only for construction of Culvert. The applicants should construct the proposed RCC Box Culvert at their own cost. They are solely responsible for the structural safety and stability of the proposed culvert, at any cost and WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.

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 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 culvert 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) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-NANDHAMBAKKAM VILLAGE 7672/2022/DATED:27.08.2022. OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) 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 (IA1 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 TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(IV) TNCDBR-2019, RULE NO. 47 (9) & AMENDMENTS 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.

(V) 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.

(VI) THE FOLLOWING CONDITIONS OF IOCL, SOUTHERN REGION PIPELINES, CHENNAI PUMP STTION, CPCL, MANALI, CHENNAI-68 IN LETTER NO:SRPL/MAN/ML/22-23/25-9, DATED:25.06.2022 FOR CROSSING OVER THE UNDERGROUND PETROLEUM PIPELINE ARE TO BE COMPLIED BY THE APPLICANT:-

- PERMISSION FOR GREEN PARK (NO OTHER STRUCTURE IS ALLOWED) AND THE WIDTH OF 9M IN SURVEY NO.180/3A AND 198/2 AND 7.2M IN SURVEY NO.204/3 TEMPORARY PAVER BLOCK ROAD CROSSING ACROSS IOCL RoW ONLY AT TWO LOCATION.
- NO PERMANENT STRUCTURES TO BE ALLOWED IN IOCL 18 M RoW WIDTH.
- THE TEMPORARY ROAD PAVER BLOCK ROAD SHALL NOT BE PERMITTED FOR CONVERSION TO PERMANENT ROAD (EITHER CONCRETE OR BITUMEN) AT ANY TIME.
- THE ENTIRE PIPELINE IOCL RoW AREA (18 M WIDTH) SHALL NOT BE PERMITTED FOR LAYING ANY UTILITIES SUCH AS DRAINS, DRINKING WATER PIPELINES, SEWAGE PIPES, POWER CABLES, TELECOM CABLES, OFC etc. AT ANY TIME.

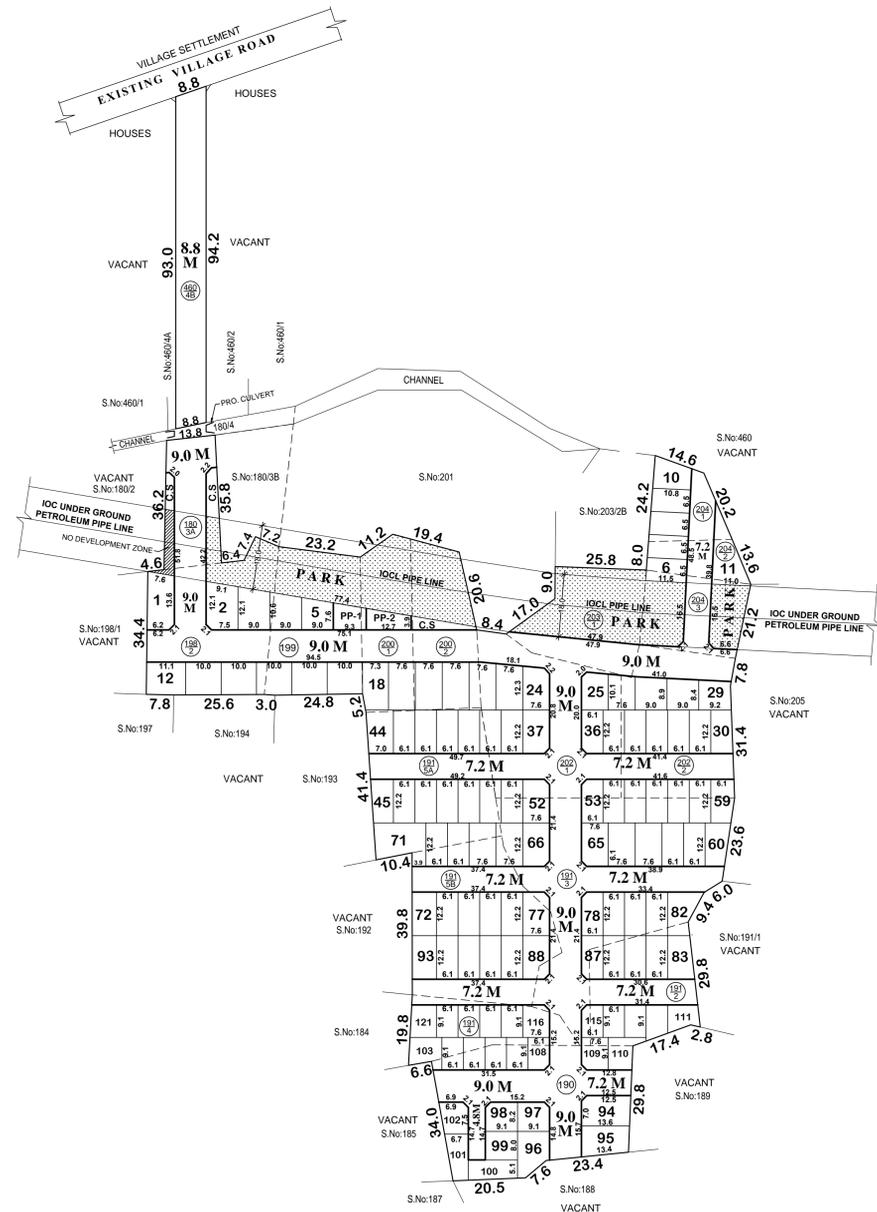
SINCE THE PIPELINE IS CARRYING HIGHLY FLAMMABLE PERTOLEUM PRODUCT THE LAND OWNER SHALL TAKE ALL PRECAUTIONS AND SAFETY MEASURES AS PER THE RELEVANT STANDARDS AND DIRECTIONS GIVEN BY IOCL OFFICIALS IN ORDER TO ENSURE SAFETY OF THE PIPELINE AND ITS SURROUNDING AREA.

(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 AREA
- PUBLIC PURPOSE - 1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE - 2 GIFTED TO TANGEDCO
- CONVENIENT SHOP
- CHANNEL



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 180 / 3A, 190, 191/ 2, 3, 4, 5A & 5B, 198 / 2, 199, 200 / 1 & 2, 202 / 1 & 2, 203 / 1, 204 / 1, 2 & 3, AND 460 / 4B OF NANDAMBAKKAM VILLAGE.

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

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

P.P/D NO : 21
L.O 2023
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0051 / 2022
DATE : 20 / 01 / 2023

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

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.

