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FILE NO: LAYOUT-1 / 0032 / 2023

உள்ளாட்சி மன்றப் படி

This office D.Dis No: 2656/2024/A3 Dt: 08-08-2024
Approved by Panchayat Union and forwarded to
Village Panchayat for Final approval

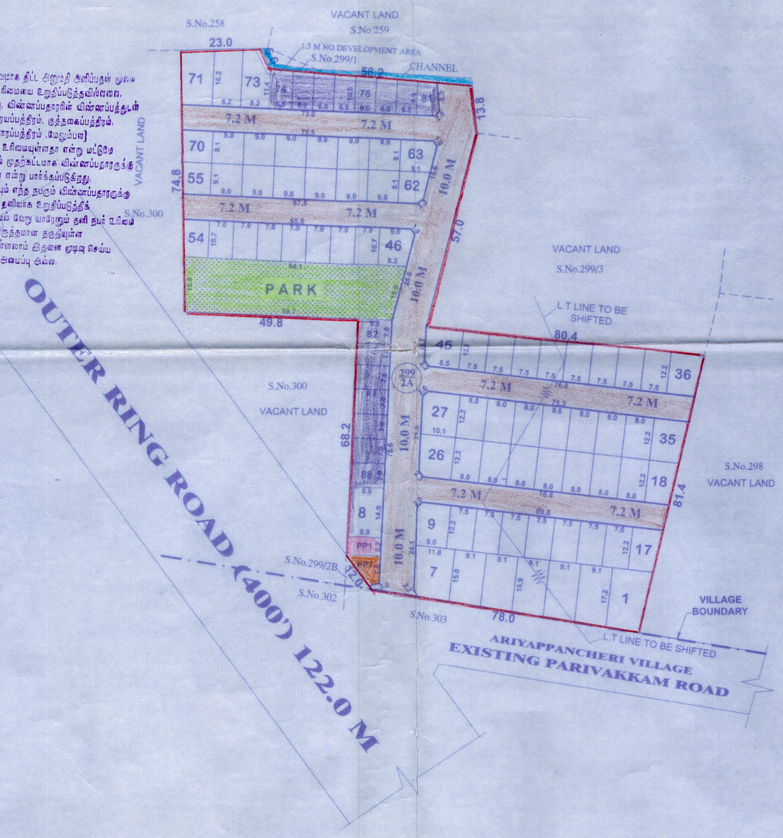
Commissioner
Poonamallee Panchayat Union

அனுமதி வழங்கப்பட்டது
நாள் : 13/08/2024 to 12/08/2032
ந.க.எண் : 002 / 2024
வேலாஞ்சேரி ஊராட்சி பஞ்சாயத்

D. D. 6/8/2024

SITE EXTENT (AS PER DOCUMENT)	=	13233 SQ.M
ROAD AREA	=	3596 SQ.M
PARK AREA (OSR)	=	969 SQ.M
PUBLIC PURPOSE PROVIDED	=	105 SQ.M
PUBLIC PURPOSE SITE - 1 = 51 SQ.M (RESERVED FOR LOCAL BODY)		
PUBLIC PURPOSE SITE - 2 = 54 SQ.M (RESERVED FOR TANGEDCO)		
EWS PROVIDED	=	996 SQ.M
REGULAR PLOTS (1 TO 73)	=	73 NOS
EWS PLOTS (74 TO 88) (996 SQ.M)	=	15 NOS
TOTAL NO. OF PLOTS	=	88 NOS

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. 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: 3984 / 2024, DATED: 13.06.2024 @ SRO, POONAMALLEE



கொடுக்கப்பட்டுள்ள குறும் சப்பூர்வமாக திட்ட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பெயரில் நில உரிமையை உறுதிப்படுத்தியல்லாம். திட்ட அனுமதி அளிப்பதற்கு முன்பு விண்ணப்பதாரரின் விண்ணப்பத்தின் மீது சம்பந்தப்பட்ட ஆவணங்களில் (கோயம்பத்தூர். குத்தகைப்பத்தூர். பஞ்சாயத்து/நிர்வாக, பொது அதிகாரப்பத்திரம் மேலும்ப) விண்ணப்பதாரர் வாரிசு சான்று உரிமையாளரா என்று மட்டுமே சரிபார்க்கப்படுகிறது. குறிப்பு ஏதும் முதற்கட்டமாக விண்ணப்பதாரர்க்கு வாரிசு சான்று உரிமை உள்ளதா என்று பார்க்கப்படுகிறது. கொடுக்கப்பட்டுள்ள வரைபடத்தில் வேறு ஏதேனும் மாற்றம் செய்ய விரும்பினால் அந்த மாற்றம் பார்க்கப்படுகிறது. கொடுக்கப்பட்டுள்ள வரைபடத்தில் வேறு ஏதேனும் மாற்றம் செய்ய விரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு கொடுக்கப்பட்டுள்ள வரைபடத்தில் உள்ள உரிமையை தனியாக உறுதிப்படுத்தி கொள்ளவேண்டியது அவர் வேறு யாரிடமும் தனி நபர் உரிமை கொண்டாடுவதில் அரசு எந்தவித பொறுப்பாகாது. நகரமைப்பு நிர்வாகத்தில் மூன்றாம் நபர் தீர்ப்பு கொள்ளாமல் இதனை முடிவு செய்ய இயலாது. இதுவே பொதுவானவை அமைப்பு ஆகும்.

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD , WRD , CHENNAI REGION, CHEPAUK , CHENNAI -5, LETTER NO.DB/TS(3)/02091/F-NOC(VAYALANALLUR B VILLAGE)/05592/2023/DATED:31.07.2023 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 (+)24.340m (i.e.) 1.240m above Weir Crest Level of the weir in Vayalanallur Tank at (+)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 from (+)1.020m to (+)1.110m 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 (+)24.340m.
2. The applicants should clearly demarcate the 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 Channel in S.F.No.298/7 & 8 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 in future periodically.
8. The Government Channel in SF.No.299/1 of Vayalanallur B village abutting on Northern side of the applicant land should be completely de-silted and re-sectioned by construction retaining wall on either sides of the above channel with concrete bed as per the FMB 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.
9. The Government channel in SF.No.299/1 of Vayalanallur B village stretch on Northern side 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 there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of project also.
10. The applicants should not construct any cross masonry across the river without prior permission from WRD. If any damages occurred to the Government Channel, the same should be restored to its Original condision at their own cost.

Technical Suggestions

a. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains of suitable size within the site as per condition), rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbages/debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free fow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/drain.

b. The necessary setback distance should be provided with in the site according to the site condition 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 activities in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. Their applicant lands are seemed to be ryotwani land which would be classified as Wetands Hence, thesa lands are to be converted into other zone from the agricultural zone by the competent authority.

d. The sewage water from the applicants land should not et 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 / tark at any cost.

At any cost sewage/sullage should not be let into channel, and me 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 e 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 applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/TS(3)/02091/F-NOC(VAYALANALLUR B VILLAGE)/05592/2023/DATED:31.07.2023, AND SHALL OBTAIN A LETTER FROM WRD 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 (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.

(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) AS PER CSO MINUTES DATED:21.06.2023

THE PERSPECTIVE OWNERS IN THE SITE UNDER REFERENCE SHALL NOT CAUSE ANY DISTURBANCE TO THE EXISTING BRICK KILN IN THE NEAR BY LOCATIONS.

(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 IN EVERY PLOT.

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 LOCAL BODY (FOR TANGEDCO)
- CHANNEL

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 SAMSON FOUNDATIONS
Partner
OWNER'S SIGNATURE

S. POOVENDRAN, B.E., (Civil)
Registered Engineer Grade - II
CMDA Reg. No. RE/GR-II/2021/11/175
No. 3/771, Mount Battern Street,
Mettukuppam, Chennai - 600 097.
E-mail : poovendran1993@gmail.com
Mobile : +91-73738 76844
LICENSED SURVEYOR

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

Planning Permit No. 15854 Dated: 28/6/24
P.P.D / L.O No: 137/2024
APPROVED
VIDE LETTER No.: Layout-1/0032/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
CMDA

POONAMALLEE PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 299 / 2A OF VAYALANALLUR - B VILLAGE.

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

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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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