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RE REGULATORY RECORD

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This Office Rc.No.1634/2024/A3
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

19.6.24 19.6.2024



TOTAL EXTENT (AS PER DOCUMENT) : 9470 SQ.M
ROAD AREA : 3274 SQ.M
PUBLIC PURPOSE AREA (1%) : 63 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 33.0 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 30.0 SQ.M)
NO. OF PLOTS : 71 Nos.

FILE NO : LAYOUT-1/199/2023

NOTE:
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 2243/2024, DATED: 03.04.2024, @ SRO POONAMALLEE

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / TS(3) / 00663/F-NOC (VAYALANALLUR-B VILLAGE)/0678/2024/DATED:12.02.2024. WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicant's land should be filled with earth filling with proper compaction to the minimum Level of (+)23.810m [i.e (+) 0.710m above weir level of Vayalanallur Tank which is (+) 23.100m] in order 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 1.990 to 2.160m 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 be less than (+)23.810m.
2. The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement 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.
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 and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuinely of the documents submitted.
4. 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. The applicants should not object at any time for the maintenance works - improvement works of the Channel 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.
7. WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands / river. The NOC for their site from the WRD is purely issued on the basis of inundation point of view.
8. The Channel in S.F.Nos. 304/6 abuts on Northern side of the applicant's land should be completely de-silted and re-sectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants 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 Channel in S.F.Nos.304/6 stretch abutting the applicant- boundary should be marked as per FMB and maintained and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing channel in the downside area within the proposed layout site. Also, the applicants should clean the Channel periodically and remove the obstructions, if any and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project also.
10. The applicants should not carry out any other cross masonry structures across the channels without prior permission from WRD.
11. The proposed RCC Culvert should be constructed by the applicants only, across the Channel in S.F.No.304/6 of Vayalanallur-B Village (Ariyappanchery as per SMP Map), as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants 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 embarked in the FMB sketch should be maintained as per revenue records and should be maintained without encroachments.

The bed level of the channel should be fixed in presence of the executive engineer concerned only after the existing channel original bed level ascertained and restored for flow direction the applicant should provide a Pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

The Hydraulic Particulars Of The Proposed RCC Culvert Are Follows:
1.Existing Approach 9.0m Road Level-North Side : (+) 23.210m
2.MFL during December 2015 nearby side : (+) 23.020m
3.Proposed bed level of channel : (+) 21.680m
4.Proposed deck slab bottom level of RCC Culvert : (+) 23.810m
5.Bed width of channel as FMB : 4.00m
6.Proposed width of RCC Culvert (carriage way) : 9.00m

HYDRAULIC PARTICULARS OF BRIDGE & CULVERT

S. No.	CHANNEL S.F.No	ACCESS TO S.F.NO FROM	ACCESS TO S.F.NO TO	PROPOSED BED LEVEL IN M (+)	MFL IN M (+)	MINIMUM INNER WIDTH OF CHANNEL 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 M	NO.OF VENTS ALLOWED
1	304/6	304/5B1	310/3B	21.680	23.020	4.00	2.130M (+)23.810	9.00	36.0 sq.m	1 No.

12. 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, WR Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic particulars. The work schedule for 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.
13. The applicant should pay an annual lease rent of Rs.9500/- (Rupees Nine Thousand and Five Hundred only) for occupation of- 36.00 sq.m 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.28,500/- (Rupee Twenty Eight Thousand Five Hundred 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 le bq will be revised respectively.
14. The applicants have to pay service tax, GST etc. separately as per norms in existence and as amended from time to time without fail.
15. The applicant should execute the lease agreement with the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once it three years for which the applicant voluntarily 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.
16. The applicant should pay the caution deposit of sum of Rs.2,00,000/- (Rupees Two lakhs only) in favour of the Executive Engineer, WRD, Kosasthaliyar, Basin Division, Thiruvallur, 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 (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.
17. The construction of Abutments, wing walls, Return walls, etc. should be constructed for the above proposed Culvert and should also be constructed well within the applicants land on either side. Moreover the width of Channel as per Revenue records(FMB) should be maintained properly without any change.
18. 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 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.
19. The above proposed culvert will be the Government WRD properly after the construction. The applicants should not claim any privilege on the above lease 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.
20. 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/bridge.
21. The WRD will not be held responsible for the Structural Stability, safety and soundness of the culvert as well as building proposed by the applicants and WRD specifically recommend 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 at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert/ bridge.
22. 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 ends.

Technical Suggestion:

A. 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 drains sewerage treatment plant and its disposal and segregation of dry and wet waste management etc. per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority in this behalf. 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. Since the site exists in close proximity with the Channel with the site the necessary setback distance should be provided within the site as per site conditions along of the channel as per the norms in existence and as per the rules in force of CMDA (as per circular issued by the office of the Commissioner of Town & Country Planning Chennai -2 vide Roc. No 4367/2019-BA2/13.03.2019). During the development and their should not be any construction activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

c. 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 / garbages should not be dumped into the channel/river at any cost.

d. The applicants 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. 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 on 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 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDTIONS STIPULATED BY PWD IN THEIR LETTER NO.LETTER NO. DB: TS(3) /006633 / F-NOC(VAYALANALLUR-B VILLAGE)/678/2024, DATED:12/2/2024, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) AS PER CSO MINUTES DATED 21.06.2023

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

(V) 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- CHANNEL

உள்ளாட்சி மன்றம் படி

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6918 of 2019.

For JR FOUNDATIONS
PARTNER
OWNER'S SIGNATURE

C.M. SANTOSH KUMAR, B.Arch, Urban Planner
Architect / CA / 2012 / 54444
G# 48, N# 100, A-Block, 1st Floor, 3rd Avenue, Anna Nagar, Chennai - 102. Ph: 9176900088
LICENSED SURVEYOR

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

15813/Plan/dt:26.4.2024
LAN APPROVED
AS PER CONDITION IN
R.C.No.:1/2024-2025
DATE: 19/7/2024-2025
VALID UP TO: 2024 to 2032
PRESIDENT
KAVALCHERI PANCHAYAT
POONAMALLEE PANCHAYAT UNION

Planning Permit No. 15813 Dated: 26.4.2024
P.P.D L.O No: 91/2024
APPROVED
VIDE LETTER No.: Layout-1/0199/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
CMDA

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSESITES IN S.Nos:304/5B1, 310/2B, 3A, 3B & 310/4 OF VAYALANALLUR "B" VILLAGE.

(ARIYAPPANCHERY AS PER SMP MAP)

SCALE : 1:500 (ALL MEASUREMENTS ARE IN METRE.)

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.