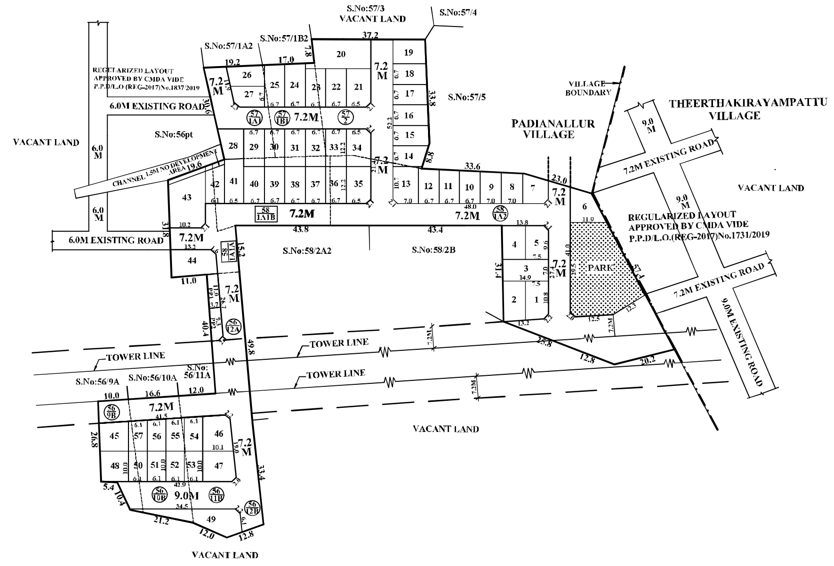
FILE NO.L1-0274-2024



TOTAL EXTENT (AS PER DOCUMENT)	:	**9672 SQ.M**
ROAD AREA (42%)	:	**4104 SQ.M**
PLOTTABLE AREA (58%)	:	**5568 SQ.M**
10% OSR CHARGES REQUIRED	:	**557 SQ.M**
OSR PROVIDED	:	**558 SQ.M**
1%PUBLIC PURPOSE REQUIRED	:	**56 SQ.M**
PUBLIC PURPOSE PROVIDED (PUBLIC PURPOSE AREA-1 : 40.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 40.0 SQ.M)	:	**80 SQ.M**
REGULAR PLOTS (1 TO 49)	:	**49 Nos.**
E.W.S.PLOTS (499 SQ.M) (50 TO 57)	:	**8 Nos.**
TOTAL NO.OF.PLOTS	:	**57 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, PUBLIC PURPOSE AREA - 2 — TO REFER FINAL LETTER

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-INUNDATION PADIYANALLUR/2019/M/28.03.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The individual applicants plot of the entire layout should be filled with earth with proper compaction to the level of (+)15.170m to protect the site from inundation during floods during development by the concerned plot owners. The process earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth varying from 1.00m to 1.34m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 15.170m and i.e. 0.72m above Padiyanallur tank FTL as (+)14.450m on Western side. The absolute responsibility of the individual to safeguard from inundation threats and PWD/WRD is no way responsible for their safety due to inundation. These dwelling units were constructed long ago in unapproved layouts.

2.The all-round pavement level within site should not be less than of (+) 15.170m for the plots. If the prescribed levels were deviated, the applicant (i.e. Sold & unsold plot owners) will be held responsible for untoward incident/ panic situation such as live loss, valuable things loss etc., The authorities concerned vide G.O.Ms. No.78 / H&UD (UD4(3) D/ 04.05.2017 should provide all-round / cross road side drains as storm water drainage network, so that the ultimate disposal of storm water should be discharged to Corporation storm water drain/local drain.

3.The applicant/authorities concerned vide G.O.Ms.No.78/ H&UD (UD4(3) D/ 04.05.2017 should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the Government land / channels in S.F.No.55/6 & 56/13, applicant land boundary should be maintained as it is in the Revenue records. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.

4.The authorities concerned vide G.O.Ms No 78/ H&UD (UD4(3) D/ 04.05.2017 should prepare the layout proposal by considering the internal storm water drainage net work, rainwater harvesting and sewerage alignment & debris & garbages and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and at any cost sewage, debris & garbages should not be let into channel. The authorities concerned vide GO Ms. No 78 / H&UD (UD4(3) D / 04.05.2017 should not let any untreated sewerage water into the Channel at any cost. This permission will be withdrawn immediately on the event of non compliance of this condition.

5.The Certificate of No objection is valid for unapproved layout within the site boundary which is vacant and all arises structures which have been already constructed.

6.The registered owner of the buildings is solely responsible for the structural safety and stability of already constructed dwelling units and PWD/WRD is no way held responsible for inundation problems if arise, as the superstructure of these units are below the required level of (+) 15.170m.

7.The authorities concerned vide G.O.Ms. No 78 / H&UD (UD4(3) D/ 04.05 2017 must get the clearances from department such as Environment, Pollution Control Board, etc, and other clearance if any required, before executing the project. The applicant for their 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.

8.The Government field channel stretch in S.F.No. 55/6 & 56/13 in and out of layout land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the authorities concerned vide G.O.Ms.No.78/ H&UD (UD4(3) D/ 04.05.2017 own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover, the width of entire field channel as per revenue records (FMB) within the stretch of applicants land should be maintained properly without any change at their own cost.

9.The Government field channel stretch in S.F.No.55/6 & 56/13 which is classified as water body as per Revenue records and abutting the applicant site should be marked as per FMB and monitored and maintained by the applicant/authorities concerned vide G.O.Ms. No.78/ H&UD (UD4(3) D/ 04.05.2017 at their own cost. The width of the channel should be maintained without encroachments a per Revenue records and the hydraulic parameters of the field channel should the maintained. The authorities concerned vide G.O.Ms.No 78/ H&UD (UD4(3) D/04.05.2017 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 authorities concerned vide G.O.Ms. No.78 / H&UD (UD4(3) D/ 04.05.2017 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 culvert.

10.The applicant/authorities concerned vide G.O Ms No.78/ H&UD (UD4(3) D/ 04.05.2017 should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD. However, if the development authority concerned vide G.O.Ms. No.78/ H&UD (UD4(3) D/ 04.05 2017 insists for any culverts (S.F No 55/6 & 56/13) during development should approach the PWD/WRD for getting separate approval for any culverts in future.

11.The applicant/authorities concerned vide G.O Ms No. 78/ H&UD (UD4(3) D/ 04.05.2017 should, give an undertaking in writing to the effect that in case any maintenance/improvement/development works as per Revenue records [FMB) are to be carried out periodically by PWD/WRD in future should not be objected at any time.

12.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 fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence the applicant is solely responsible of genuinety of the documents submitted.

13.The PWD/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 PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD/Government Lands.

14.The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Centra Government from time to time.

15.The proposed RCC Box culverts should be constructed across the channel in S.F. No.55/6 & 56/3 of size mentioned below in three locations as earmarked in the sketch for temporary occupation for three years from the date of agreement at their own cost. The width of the field channel mentioned above should be maintained without encroachment such as culverts, apparent structures etc. if the applicant's lands/roads are available on both sides of the channel only, this permission is eligible for constriction of RCC culverts. The applicant should not carry out any other cross masonry structures across/along the channel without prior permission from PWD/WRD. The applicant should provide a pucca concrete bed in the channel at the proposed culvert site without fail.

16.The sill level of the proposed RCC culverts should be as mentioned below 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 origin.

Hydraulic Particulars of size of the Culverts

Culvert No. 1

Size of the Culvert.	: 3.00 x 3.75m as per FMB
Bottom level of the Culvert	: (+)13.290m
FSL of the Culvert	: (+)1.200m
Free Board	: 0.30m
Bottom level of the Deck Slab	: (+)14.790m

Culvert No. 2

Size of the Culvert	: (3.00+4.00)/2 x 3.75m as per FMB
Bottom level of the Culvert	: (+)13.285m
FSL of the Culvert:(+)1.200mFree Board	: 0.30m
Bottom level of the Deck Slab	: (+)14.785m

Culvert No.3:

Size of the Culvert	: (5.00+4.00)/2 x 3.75m as per FMB
Bottom level of the Culvert	: (+)13.285m
FSL of the Culvert	: (+)1.200m
Free Board:0.30mBottom level of the Deck Slab	: (+)14.785m

17.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culverts should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD/WRD: Kosasthalaiyar Basin Division, Thiruvallur for getting approval before the commencement of work. The work schedule for the above proposal should be informed to the Executive Engineer, PWD/WRD Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of culverts should be reported to the. Executive Engineer.

18.The applicant should pay an annual lease rent of Rs 31,000/- (Rupees thirty-one thousand only) for utilising Government land of 43.13sqm in the shape of Demand Draft drawn in favour of the Executive Engineer PWD/WRD Kosasthalaiyar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs. 93,000/- (Rupees ninety-three thousand only) in advance before the commencement of work. During execution/ after construction of above culverts if any deviations are noted in above measurements, accordingly the lease rent also are revised respectively.

19.The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

20.The applicant should execute the lease agreement with the Executive Engineer, PWD / WRD., Kosasthalaiyar Basin Division. Thiruvallur 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.

21.The applicant is also to pay the caution deposit of sum of Rs. 5,00,000/- (Rupees five lakh only) in favour of the Executive Engineer, PWD / WRD Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work 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.

22.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 public schemes the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land has to be handed over to this department as is in condition.

23.The above proposed culverts will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection. There should not be any objection for public use of the above culvert.

24.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 culverts also removed without any correspondence for which applicant is not entitled for any compensation and as well as legal entity.

25.The Abutment, Wing wall, Return wall, etc for each of the above proposed culverts should be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

26.The applicant should not object at any time for the maintenance work improvements work of the channel to be carried out by PWD/WRD The applicant should not dump the garbages/debris in the channel, avoid the sewage water into the channel, etc,.

The owner of the document received from the applicant in respect to the ownership is purely of applicant 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, PWD/WRD reserves rights to withdraw the Technical opinion with NOC 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.

(I)TNCDBR-2019, RULE NO : 47(8) G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1 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 BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(II)TNCDBR-2019, RULE NO: 47 (9) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16,MAWS (MAI) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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.

(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-INUNDATION PADIYANALLUR/2019/M/28.03.2019,ANDSHALL 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.

● NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS
- PARK
- CHANNEL

APPROVAL CONDITION
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 56/9B, 10B, 11B, 12A, 12B, 57/1A1, 1B1, 2, 58/1A1A, 1A1B & 58/1A2 OF PADIYANALLUR VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Signed by: Village Panchayat President
Location:Tiruvallur
Date:2025.07.05 15:48:15

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

KEY NO. 1688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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