

TOTAL EXTENT (AS PER PROPOSED LAYOUT PLAN) : 18514 SQ.M
ROAD AREA : 5077 SQ.M
PARK AREA - 1373 SQ.M : 1383 SQ.M
(ROAD SIDE PARK) - 10 SQ.M
PUBLIC PURPOSE AREA (1%) : 139 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 69 SQ.M)
 (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 70 SQ.M)
REGULAR PLOTS (1 TO 85) : 85 Nos.
E.W.S. PLOTS (1434 SQ.M) (86 TO 106) : 21 Nos.
TOTAL NO.OF.PLOTS : 106 Nos.
CONVENIENT SHOP : 2 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.6632/2022, DATED:26.04.2022 @ SRO AVADI.

CONDITIONS :

THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-NOC-VILINJIAMBAKKAM VILLAGE/2021/DATED-01.02.2022, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1.The proposed RCC Box Culvert - 2 Nos of size mentioned below across the channel in S.F. No.52 or 6/37A, so as to access the site S.F.No. 73/1 or 6/25P to S.F.No.66/3 or 6/38P - Culvert No - 1, @ S.F.No.71 or 6/37B, so as to access the site S.F.No.66/6 or 6/58P to Existing layout road - Culvert No - 2 within 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 encroachment. If the applicants land/road available on both sides of the channel, this permission is eligible for construction of culverts. However if the CMDA insists for any more culverts during planning approval, the applicant should approach the WRD for getting separate approval for any additional culverts in future.

2.The Proposed box culvert 2 Nos. shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width of 15.00m & 7.50m well within the boundary. The size & sill level of the proposed CC 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 culverts should be fixed in presence of the Executive Engineer concerned.

The hydraulics particulars of proposed Culvert are as follows:

B.M of F.T.L of Vilinjyambakkam tank crest of the weir (+)24.390m.

The bed level of the culverts should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow from North to South direction.

S. Channel No	Access to S.F.No	Proposed Bed level in M (+)	MFL Width of channel as per FMB Average	Minimum inner Vent height in M or level of deck slab	Minimum inner Vent height in M or level of deck slab	Width of Culvert in M	Area of culvert in SQ.M	No. of vents allowed	
1	S.F.No.52 (T.S.No.6/37A) or 73/1 or 6/25P	(+22.130)	24.050	3.00	(+24.500 / 2.34m)	7.50	22.50	1.00	
2	S.F.No.71 (T.S.No.6/37B) or 66/3	(+22.160)	24.050	3.00	(+24.500 / 2.37m)	15.00	45.00	1 No.	
							Total	67.50	

- 3.The applicant 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 proposed culverts.
- 4.The WRD, will not be held responsible for the Structural Stability, safety and soundness of the two culverts proposed by them and WRD specifically recommend only for construction of Culverts & inundation point of view. The applicant should construct the proposed RCC Box Culvert - 2 Nos 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 CC Box Culverts.
- 5.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, WRD., 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.
- 6.The applicant should pay an annual lease rent of Rs.40,000/- (Rupees forty thousand only) for occupation of 67.50 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.1,20,000/- (Rupees one lakh and twenty 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 is revised respectively.
- 7.The applicant has to pay Service tax separately as per norms in existence and as amended from time to time without fail.
- 8.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 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.
- 9.The applicant is also to pay the caution deposit of sum of Rs.3,00,000/- (Rupees three 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.
- 10.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. Further, the leased portion land to be handed over to this department as is in condition.
- 11.The above proposed culverts will be the Government WRD property after the construction. The applicant 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.
- 12.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 will also be removed without any correspondence, for which applicant is not entitled for any compensation and as well as legal entity.
- 13.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 and deposited amount for caution deposit will not be refunded. Hence, the applicant is solely responsible of genuineness of the documents submitted.
- 14.The proposed RCC Box Culverts should be monitored and maintained by the applicant 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.
- 15.The Government field channel in S.F.No.52 (T.S.No.6/37A) & old S.F.No.71 (T.S.No.6/37B) stretch abutting the boundary and crossing the proposed land within the applicants land should be marked as per FMB and monitored and maintained by the applicant at their 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 provide 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 their own cost within the proposed land, after the completion of culvert.
- 16.The construction of Abutment, Wing wall, Return wall, etc., should be constructed for each of the above proposed culverts should be constructed well within the applicants land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change at any cost.
- 17.The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail. The applicant should not carry out any other cross masonry structures across the channel without prior permission from WRD.
- 18.The applicants land should be filled with earth proper compaction to the level of (+)24.650m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 0.99m to 1.14m depending upon the existing field levels in layers of not more than 0.30 metre depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)24.650m and i.e. 0.26m above the B.M. F.T.L of Vilinjyambakkam tank crest top of the weir as (+)24.390m. The all-round entire pavement level within site should not be less than (+)24.650m.
- 19.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage net work (Macro drain in peripheral - 1.20m x 1.20m & Micro drain in lateral - 0.60m x0.60m) should be constructed within the applicant site, the Micro drain should be linked with Macro drain similarly the macro drain should be linked to local body drain / road drainage / channel, rainwater harvesting, roads with side drain and sewerage alignment along with treatment plant as well as its disposal & garbages/debris and other solid waste management as per norms in existence within the applicant's land according to the existing rules in force and should get proper approval from the competent authority without fail.
- 20.The sewage or any unhygienic drainage (i.e. treated or untreated) should not be let into the channel course at any cost and the debris and other materials should not be dumped into the channel course obstructing free flow of water. The applicant should make drain networks at his own cost and the same is to be connected to the natural storm water drainage or channel. There should not be any hindrance to the free flow of internal drain to the downside area. It must be ensured that any treated /untreated sewage from the applicant property shall never be let into the channel at any event of time.
- 21.The Government channel stretch in S.F.No.52 (T.S.No.6/37A) & old S.F.No.71 (T.S.No.6/37B) should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at their own cost upto their stretch. 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 (MB) within the applicants land should be maintained properly without any change at any cost. Also, the applicant 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.
- 22.The necessary setback distance should be provided 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 along the channel on both sides. an the applicant should not construct in the set back area. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- 23.The applicant should clearly demarcate the boundary of his land before commencement of any developmental activities especially the channel runs within the site in the presence of Revenue and WRD authorities. The applicant should also maintain the measurement of the channel in S.F.No.52 (T.S.No.6/37A) & old S.F.No.71 (T.S.No.6/37B) without any encroachments and should be maintained as per Revenue records (FMB). The channel width should not be reduced further in future. If any damages occurred to the channel, the same should be restored to its original condition at his own cost.
- 24.The sewage water from the applicant's land should not let into the channel 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, at any cost.
- 25.The applicant should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.
- 26.The applicant should not object at any time for the maintenance work /improvements work of the channel which are 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/improvement/ development works as per Revenue records (FMB), which are proposed to be carried out by WRD in future periodically.
- 27.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.
- 28.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 with inundation aspects and does not deliver any rights to the applicant to encroach the WRD / Government Lands.
- 29.The applicant 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.

Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the permission on construction of culverts across field channel in the above survey number & as well as on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

(I)TNCDBR-2019, RULE NO -47 (3) IN G.O.Ms No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms No.16, MAWS (MA) DEPARTMENT DATED 31.1.2020 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.

(I)TNCDBR-2019 RULE NO: 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(I)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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-NOC-VILINJIAMBAKKAM VILLAGE/2021/ DATED:01.02.2022, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

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

LEGEND :

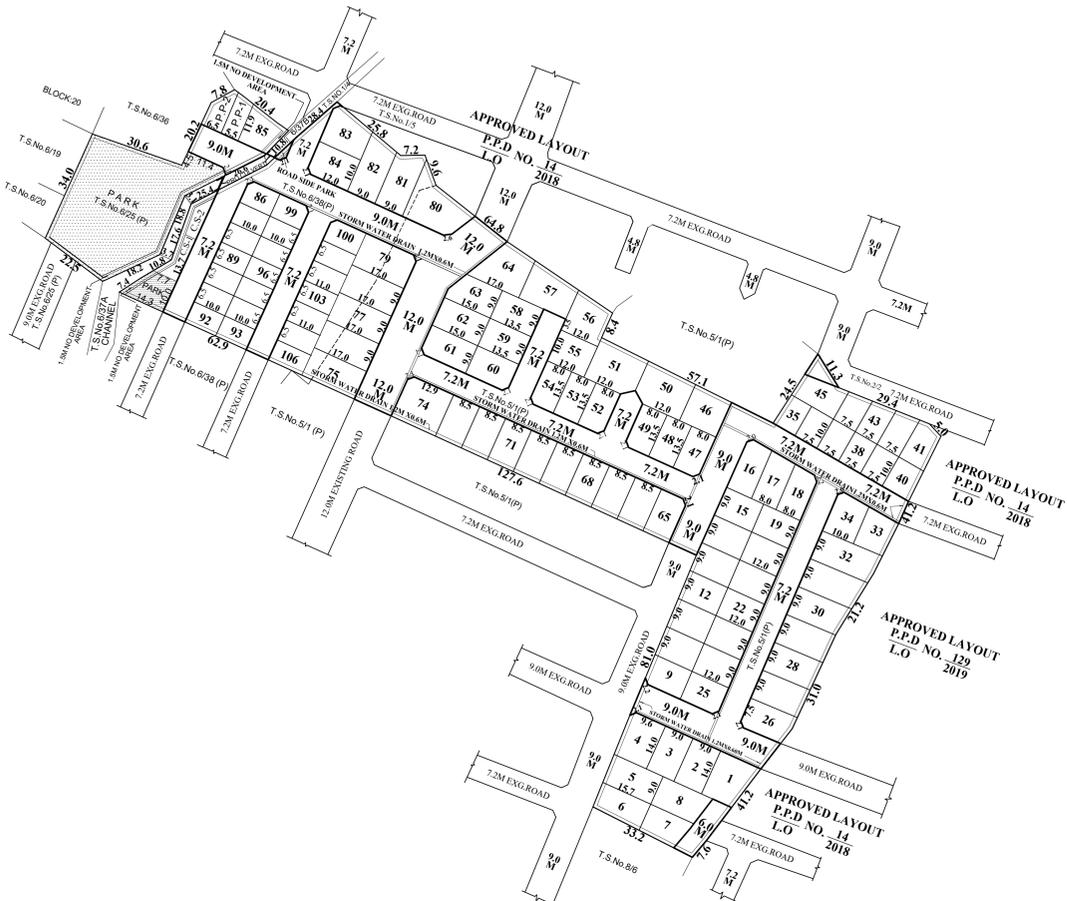
- | | |
|---|---|
|  SITE BOUNDARY |  ROAD SIDE PARK GIFTED TO LOCAL BODY |
|  ROADS GIFTED TO LOCAL BODY |  E.W.S |
|  EXISTING ROAD |  CHANNEL |
|  PARK GIFTED TO LOCAL BODY |  NO DEVELOPMENT AREA |
|  PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY |  CONVENIENT SHOP |
|  PUBLIC PURPOSE-2 GIFTED TO TANGEDCO | |

This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P(MD) No.9549 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

P.P.D L.O NO : 63 / 2022
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0089 / 2021
 DATE : 19 / 05 / 2022

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



AVADI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos: 5/1pt, 6/25pt & 6/38pt WARD-G, BLOCK No:21 (OLD S.Nos: 53/4Apt,5pt, 54/1pt,3pt, 56/2pt,3pt, 57/1pt, 2, 3, 4B, 66/1, 2, 3, 4pt, 5, 6, 73/1) OF VILINJIYAMBAKKAM VILLAGE.

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