



TOTAL EXTENT (AS PER PATTI)	: 35500 Sq.M ✓
ROAD AREA	: 11166 Sq.M ✓
PARK (OSR)	: 2725 Sq.M ✓
PUBLIC PURPOSE AREA (1%)	: 250 Sq.M ✓
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 126 Sq.m	
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 124 Sq.m	
TOTAL NO. OF PLOTS	: 188 Nos. ✓
REGULAR PLOTS (1 TO 146)	: 146 Nos ✓
EWS PLOTS (147 TO 188) (2570 Sq.M)	: 42 Nos ✓
CONVENIENCE SHOP SITE	: 2 Nos ✓

NOTE:

- SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | |
|--|---|
| ROAD AREA | WARE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO:7090/2020, DATED: 22.09.2020 @ SRO, REDHILLS. |
| PARK | |
| PUBLIC PURPOSE-1 (0.5%) | |
| PUBLIC PURPOSE-2 (0.5%)
(RESERVED FOR TANGEDCO) | |

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB / T5(3) / F-1 & C - SHOLAVARAM VILLAGE - II / 2020 / M / DATED. 09.06.2020, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve the required degree of compaction and the applicant land should be raised to a level of (+) 27.200 (i.e 0.60m above the existing road level of (+)26.600m abutting the proposed site).
- The all round pavement level during construction within the site should not be less than of (+)27.200m. The applicant should provide all round and interior storm water drainage network, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drains.
- The applicant should take protective measures to avoid entry of Storm Water from the Road.
- The applicant should provide adequate dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be provided as the site is relatively at a lower level and more prone to inundation.
- The sewage and sullage water should not be let in the water body & necessary sewage treatment plant arrangements should be constructed as per Pollution Control Board Norms at proposed site by promoter.
- The applicant should provide adequate rain water harvesting arrangements in the site proposed at his own cost.
- The PWD officials should be allowed to inspect the site at any time during execution.
- The applicant should abide by the rules and regulations of the PWD from time to time.
- The applicant should not encroach into adjacent Government land and clearly demarcate boundaries before starting development activities.
- 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.

Failing to comply with any of the above conditions, PWD/ WRD reserves the rights to withdraw the report on Inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever.

(II) 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 (MAD) 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.

(III) 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.

(IV) 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F-1 & C - SHOLAVARAM VILLAGE - II / 2020 / M / DATED:09.06.2020, 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
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO THE LOCAL BODY
- EWS
- PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
- CHANNEL
- CONVENIENCE SHOP
- NO DEVELOPMENT

CONDITIONS:

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

P.P.D NO : 89
L.O 2020

APPROVED

VIDE LETTER NO : LT/21053/2019
DATE : 19/10/2020

19/10/2020 A/S
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



PREPARED BY P.A.IV

CHECKED BY P.A.IV

17/10/2020

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 30/2A & 2B, 34/1A, 1B, 2A & 2B, 35/1A, 1B, 1C, 2A1, 2A2, 2A3, 2B1 & 2B2B, 39/1A2, 1A3, 4A & 4B, 318/3, 4B, 5 & 6, 319/5B & 6 AND 329/1B1B, 2A, 2B, 2C, 2D, 2E & 2F OF SHOLAVARAM VILLAGE.

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