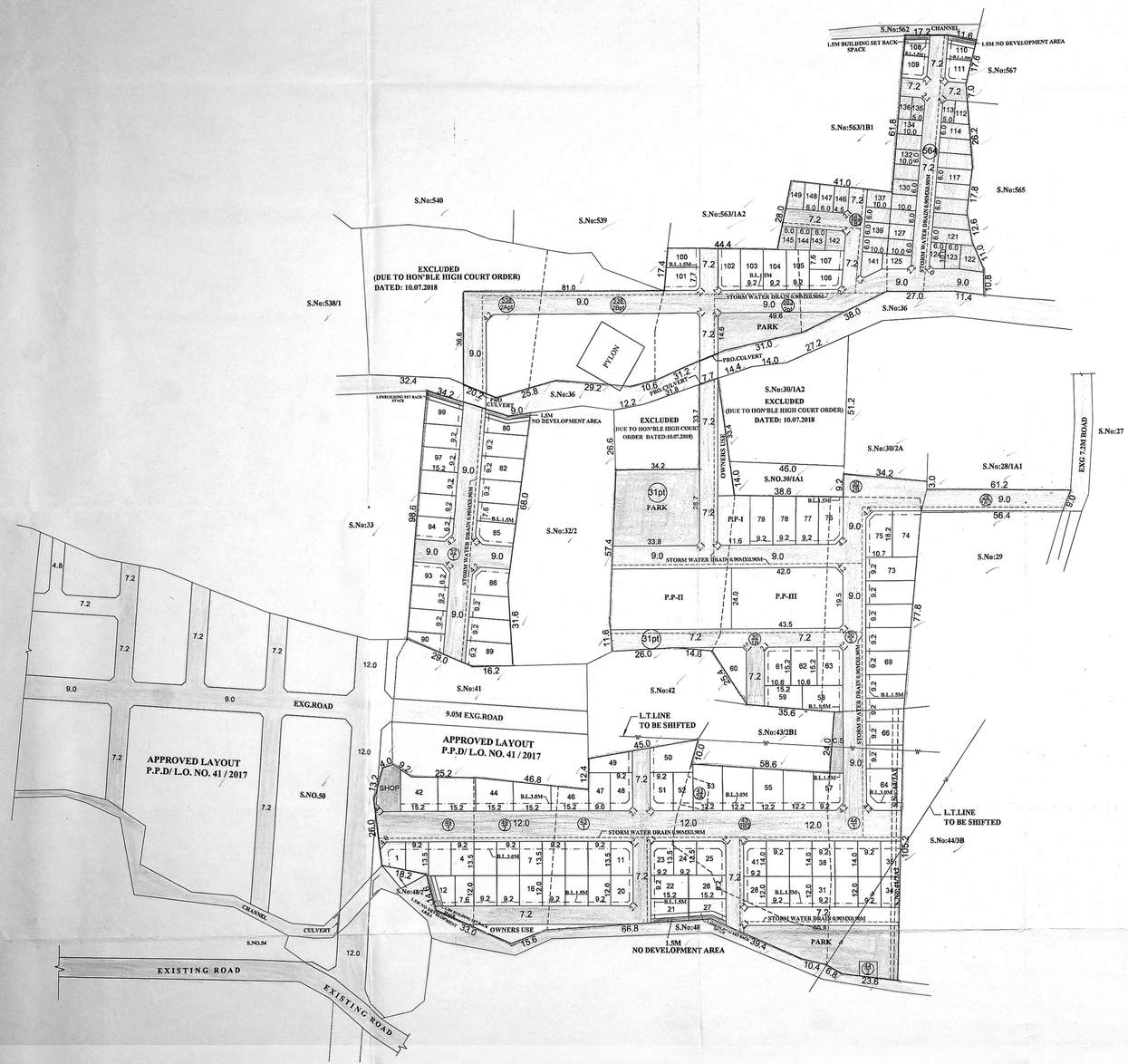


| | | |
|---|---|---|
| TOTAL SITE EXTENT | : | 46054 SQ.M |
| EXTENT EXCLUDED DUE TO HON'BLE HIGH COURT ORDER | : | 9176 SQ.M |
| NET SITE EXTENT | : | 36878 SQ.M |
| ROAD AREA | : | 13307 SQ.M |
| PARK AREA | : | 2430 SQ.M |
| PUBLIC PURPOSE PLOTS (I TOIII) | : | 2509 SQ.M |
| REGULAR PLOTS (1 TO 111) | : | 111 Nos. |
| E.W.S.PLOTS (2448 SQ.M) (112 TO 149) | : | 38 Nos. |
| TOTAL NO.OF.PLOTS | : | 149 Nos. |
| CONVENIENT SHOP | : | 1 No. |
| SHOP SITE | : | 1 No. |

NOTE:

1.SPLAY - 1.5M X 1.5M, 3.0M X 3.0M

2.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.15271/2018 DATED:18.12.2018 @ SRO AVADI
   PARK AREA

**CONDITIONS :**

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5 (3) / F - 006458 - I & C - NEMAM / 2017 / M / 30.07.2019, & 30.08.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The existing ground level of the site should be raised to minimum level of (+)27.520m (i.e) 0.54m above the i.e.at deepest sluice sill level of Nemam tank which is (+)26.980m, with filling varies from 0.61m to 1.74m with layers of not more than 0.30 metre depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)27.520m.

2.The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 0.90m x 0.90m (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage alignment & garbages/debris and other solid waste management 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 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 flow 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.

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 abutting side of channel course site on South side [S.F.No.48/1], North side [S.F.No.562] and in between [S.F.No.36 & 37/2] 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 to their boundary limit. In addition road in S.F.No.45/2, 28/1B & 2B & 29/2 as per the Revenue records in the proposed layout site boundary to be maintained as FMB measurements. Moreover, the field channel in patta lands in S.F.No.563 & 30 running towards North to South and S.F.No.49 & 43 running towards West to East directions should be suitable designed for the drain during flood season. 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 applicants land should be maintained properly without any change at any cost.

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 during construction of culverts.

4.The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by them and PWD/WRD specifically recommend only for construction of Culverts & inundation point of view. The applicant should construct the proposed RCC Box Culvert at their own cost. They are solely responsible for the structural safety and stability of the proposed culvert, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.

5.The applicant should clearly demarcate the South&North side boundary, in between the site abutting water course and the same should be clearly desilted to have free flow of water without any hindrance, The width of the channel should be maintained without encroaching as per Revenue records and should maintain the hydraulic parameters of the field channel. 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 during/completion of culverts.

6.The applicant should clearly demarcate his boundary especially on the Southern & Northern side and in between the site abutting the channel in South side [S.F.No.48/1], North side [S.F. No.562] and in between [S.F.No.36 & 37/2] before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land.

The applicant should specifically prepare the layout proposal and provide necessary setback distance as per the norms in existence and as per the rules in force of CMDA (Circular - 13.03.2016) on Southern & Northern side and in between the site abutting the channel, in South side boundary S.F.No.48/1, North side boundary S.F. No.562 and both side along the channel course in S.F. No.36 & 37/2 in between the applicant site to facilitate access to the site without any hindrance to the movement of heavy machinery for executing the maintenance/ improvement/development works by PWD/WRD in future periodically.

7.The width of the channel earmarked in the FMB sketch should be maintained without encroaching as per Revenue records & measurements and also should maintain the hydraulic parameters of the channel. If any damages occurred to the said course it should be restored to the original standards at his own cost.

8.The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.

9.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 inundation aspects and construction of culverts and does not deliver any rights to the applicant to encroach the PWD/ Government Lands.

10.The proposed RCC Box Culverts of size & in S.F.No.36 mentioned below should be constructed across the channel 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 encroachments. Only if the applicant's land/road available on both sides of the channel this permission is eligible for construction of culvert. The applicant should not carry out any other cross masonry structures across 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. However, if the CMDA insists for any more culverts during planning approval, the applicant should approach the PWD/WRD for getting separate approval for any additional culvert in future.

11.The proposed box culverts shall be made up of RCC Box Type with a minimum vent inner size, width and height for a culvert width are specified below should be well within the boundary. The size & sill level of the proposed RCC culvert should be maintained as mentioned below in the specified S.F.No and should be got executed only in the presence of PWD/WRD officials. 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 originates.

| 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 AVERAGE | MINIMUM INNER VENT HEIGHT IN M OR BOTTOM LEVEL OF DECK SLAB | WIDTH OF CULVERT IN M | AREA OF CULVERT IN SQ.M | NO.OF VENT'S ALLOWED |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 36 | 32/1 | 538/2A | 25.860 | 26.450 | 4.0 | 1.66/ (+)27.520 | 9.50 | 38.0 | 1 NO |
| 2 | 36 | 31 | 563/2 | 25.930 | 26.450 | 3.0 | 1.59/ (+)27.520 | 7.50 | 22.50 | 1 NO |
| | | | | | | | (+)27.520 | TOTAL | 60.50 | |

12.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culvert 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 in respect of hydraulic parameters. 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.

13.The applicant should pay an annual lease rent of Rs.5000/- (Rupees five thousand only) for utilising Government land of 60.50 Sqm 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.15000/- (Rupees fifteen 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.

14.The applicant has 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, 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.

16.The applicant has 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 stating 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 applicants. If failed, the cost of restoration work will be borne from the caution deposit.

17.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 applicants should not object to handover the land to this department for which applicants are not entitled for any compensation and as well as legal entity. Further, the leased portion of land is to be handed over to this department in original condition.

18.The above proposed culverts will be the Government PWD/WRD property after the construction. The applicants 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. The applicants should not object the public for usage of culverts.

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

20.The proposed RCC Box Culvert should be monitored and maintained for frequent inspection by the applicants 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.

21.The Abutment, Wing wall, Return wall, etc., for each of the above proposed culvert 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.

22.The permission granted to the applicant, should not be altered/modified/changed to any others. Based on the records submitted by the applicants, the permission is granted. If any document seems 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 applicants are solely responsible of genuinety of the documents Submitted.

23.The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide law of State & Central Government from time to time.

24.The applicants should not object at any time for the maintenance work / improvements work of the channel to be carried out by PWD/WRD. The applicants should not dump the garbages / debris in the channel and avoid the sewage water into the channel, etc,. 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] are to be carried out by PWD/WRD in future periodically.

25.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.

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 along with permission for construction of culverts for the above proposed site and in event the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

**(II). DR RULE NO: 29 (9)**

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO III (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPT. CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED LAND IF REQUIRED FOR THEM. THE COST OF THE PLOT SHOULD NOT BE MORE THAN GUIDE LINE VALUE. IF THE PROMOTER ADDS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA

(III). DR RULE NO: 29 (10)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(IV). DR RULE NO: 29 (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 COMPETENT AUTHORITY, SHALL BE BORNE BY THE APPLICANT.

(V) THE HIGH TENSION TOWER LINE HAS BEEN INCORPORATED AS PER THE ALIGNMENT FURNISHED BY THE SUPERINTENDING ENGINEER,GCCII/TANTRANSCO 230KV CMRL GIS SS,ALANDUR,CHENNAI-60016, LETTER NO. SE/GCC-II/CNI/EE/TLC/AEE-I/TLC/CNI/F.COURT CASE/D.NO.1388/2018,DATE:20.09.2018.

AS PER THE HONBLE HIGH COURT ORDER DATED:10.07.2018 IN W.P.NO.17729 OF 2018, THE APPLICANT HAS TO ABIDE BY THE FINAL ORDER OF THE HONBLE HIGH COURT, CHENNAI IN THE W.P.NO.17729/2018.

(VI) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / TS (3) / F -006458 - I & C - NEMAM / 2017 / M / DATED: 30.07.2019 & 30.08.2019 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- CHANNEL
- E.W.S
- NO DEVELOPMENT AREA
- COMMERCIAL

**CONDITION:-**

THE LAYOUT APPROVAL IS VAILD SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D / L.O NO 120 / 2019

APPROVED

VIDE LETTER NO : L1 / 8700 / 2017

DATED : 1 / 10 / 2019

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

PREPARED BY

# POONAMALLEE PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.Nos:28/1A2, 30/1B, 2B, 3, 31pt, 32/1, 43/1, 2A, 2B2, 44/1, 2, 3A1, 3A2, 49/1, 2, 538/2Apt, 2Bpt, 563/1B2, 2pt AND S.No. 564 OF NEMAM 'B' VILLAGE.

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