

TOTAL EXTENT (AS PER LAYOUT PLAN) : 13537 SQ.M  
ROAD AREA : 4280 SQ.M  
PARK AREA : 948 SQ.M  
PUBLIC PURPOSE AREA (1%) : 96 SQ.M  
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 50 SQ.M  
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 46 SQ.M  
REGULAR PLOTS (1 TO 76) : 76 Nos.  
E.W.S.PLOTS (928 SQ.M) (77 TO 91) : 15 Nos.  
TOTAL NO.OF.PLOTS : 91 Nos  
SHOP SITE : 2 Nos.  
CONVENIENT SHOP SITE : 2 Nos.

**NOTE:**

- SPLAY - 1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
- ROAD AREA  
PARK AREA  
PUBLIC PURPOSE -1 (0.5%)  
PUBLIC PURPOSE -2 (0.5%) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.10322/2020, DATED: 12.10.2020, @ SRO AMBATTUR.
- PUBLIC PURPOSE -2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.9083/2020, DATED: 16.09.2020, @ SRO AMBATTUR.

**CONDITIONS:**

THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/F-009883-AMBATHUR / 2019 / 28.11.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).  
1. The proposed RCC box culvert - 3 Nos shall be constructed only in specified S.F.No with size as mentioned below as earmarked in the sketch for temporary occupation for three years from the date of signing the agreement. The applicants should strictly adhere to maintain the above hydraulic particulars of the channel. If the applicants' land/road available on both sides of the channel, this permission is eligible for construction of small bridge. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.  
The bed level of the proposed 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 West to East direction. The size & sill level of the proposed RCC culvert should be maintained as mentioned above in the specified S.F.No. and should be got executed only in the presence of PWD/WRD officials without any violation.

S.No	Channel S.F.No	Access to D.F.No From	Access to D.F.No To	Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Width of Channel	Minimum Inner height in M or bottom	Width of culvert in M	Area of culvert	No of vents
1	503	502	341	13.750	15.350	(6.50+5.50)/2 =6.00m	(+) 16.25/2.50m	25.0	150.00	1 No
2	503	502	490	13.750	15.350	(7.30+6.60)/2 =6.95m	(+) 16.25/2.50m	7.2	50.04	1 No
3	503	502	490	13.750	15.350	(5.0+4.70)/2 =4.85m	(+) 16.25/2.50m	12.0	58.20	1 No
<b>Total</b>									<b>258.24</b>	

- 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, Kosasthalayar Basin Division, Thiruvallur for getting approval regarding hydraulic particulars before the commencement of work. The work schedule for above proposal should be informed to the Executive Engineer, PWD, WRD, Kosasthalayar Basin Division, Thiruvallur for monitoring and also completion of culvert should be reported to the Executive Engineer without fail.
- The applicants should clearly demarcate their boundary especially on the abutting the channel in Old S.F.No.503, 339 - North & 343 East of Ambathur village before the commencement of culverts in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land.
- The Channel in Old S.F.No.503, 339 - North & 343 East of Ambathur village along the boundary of applicants' land should be completely desilted and resilted by constructing retaining wall on either side including bed lining of the channel up to the applicants land stretch (upto their stretch) 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 PWD/WRD Executive Engineer. Moreover the width of entire channel as per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.
- The Government supply channel Old S.F.No.503, 339 - North & 343 - East of Ambathur village stretch abutting the boundary of 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 encroachment as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants 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 applicants 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 culverts.
- The construction of Abatement, Wing wall, Return wall, etc. should be constructed for each of the above proposed culverts and should also 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.
- 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.
- The above proposed culverts will be the Government PWD/WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (bridge land, bridge, 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.
- 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 culverts.
- The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the bridge proposed by the applicants and PWD/WRD specifically recommend only for construction of culverts. The applicant should construct the proposed RCC culverts at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed culverts and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC culverts.
- The applicants should construct the proposed RCC Box Culverts at their own cost. They are solely responsible for the structural safety and stability of the proposed culverts and at any cost, PWD/WRD will not be held responsible for design drawing adopted for proposed construction of RCC Culverts.
- The applicant should pay an annual lease rent of Rs.5,23,000/- (Rupees five lakh and twenty three thousand only) for occupation of 28.24 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD, WRD, Kosasthalayar Basin Division, Thiruvallur and it should be paid at one lump sum for three years of Rs. 15,69,000/- (Rupees fifteen lakh and sixty nine thousand only) in advance before the commencement of work. During execution/ after construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.
- The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.
- The applicants should execute the lease agreement with the Executive Engineer, PWD, WRD, Kosasthalayar 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.
- The applicants have also to pay the caution deposit of sum of Rs.10,00,000/- (Rupees ten lakh only) in favour of the Executive Engineer, PWD, WRD, Kosasthalayar 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 (bridge 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.
- The proposed RCC Box Culverts should be monitored and maintained by the applicants at their own cost. The width of the channel should be clearly demarcated with the boundary in presence of Revenue and PWD/WRD authority & maintained without encroachments as per Revenue records and should maintain the hydraulic parameters of the field channel within their premises.
- The applicants should not carry out any other cross masonry structures across the channel without prior permission from PWD / WRD.
- The applicants should not hinder the free flow of water in the channel and should remove obstruction if any found in the channel within their boundary stretch at their own cost.
- 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/garbage should not be dumped into the channel at any cost.
- The applicants should not dump the garbage/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 garbage, debris and construction materials should not be dumped into the channel restricting the free flow of water.
- 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 applicants are not entitled for any compensation and as well as legal entity.
- 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 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 to be carried out by PWD/WRD in future periodically.
- This permission is issued only for temporary construction of RCC culverts. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular dated 13.03.2019) during development. There should not be any objection to the usage of common public by the applicants at any cost.
- The applicants' land should be filled with earth proper compaction to the level of (+)16.250m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 1.57m to 1.74m 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 (+)16.250m and i.e 0.74m below the F.T.L of Ambathur tank as (+)16.990m on Western side. The all-round pavement level within site should not be less than at (+)16.250m.
- The applicants should prepare the layout proposal by considering the suitable internal storm water drainage net work (peripheral & lateral), rainwater harvesting, roads and sewerage alignment & garbage/debris and other solid waste management as per norms in existence within the applicants' 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 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 applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel.
- The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA circular dated 13.03.2019. 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 their own cost.
- 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 does not deliver any rights to the applicants to encroach the PWD / Government Lands.
- 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, infuture 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 genuineness of the documents submitted.
- The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.
- 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.
- PWD/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. The NOC for their site from the PWD/WRD is purely issued on the basis of inundation point of view and temporary permission for construction of culverts. The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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 as well as permission for construction of 3 culverts to the above proposed site and in event the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.  
(III)TNCDBR-2019 RULE NO. 47 (8) & 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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.  
(III)TNCDBR-2019, RULE NO. : 47 (9)  
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)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-009883-AMBATHUR / 2019 / 28.11.2019, 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 LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S
- CHANNEL
- COMMERCIAL
- NO DEVELOPMENT AREA



PREPARED BY: [Signature] 01/11/2020  
P.A.11  
AP. 07/11/2020

**GREATER CHENNAI CORPORATION, ZONE-VII**  
LAYOUT OF HOUSE SITES IN T.S.Nos:42pt, 44 (OLD S.Nos.341, 342pt, 490 & 502), WARD-B, BLOCK No.72 OF AMBATTUR VILLAGE.

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

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

P.P.D NO : 109  
L.O 2020

**APPROVED**

VIDE LETTER NO : L1/9635/2019  
DATE : 7/11/2020

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY