

TOTAL EXTENT (AS PER PATTA) : 13450 SQ.M
ROAD AREA : 3090 SQ.M
PARK AREA : 1071 SQ.M
PUBLIC PURPOSE AREA (1%) : 104 SQ.M
 PP-1 HANDED OVER TO THE LOCAL BODY - 51 SQ.M
 PP-2 HANDED OVER TO THE TANGEDCO - 53 SQ.M
REGULAR PLOTS (1 TO 60) : 60 Nos.
E.W.S PLOTS (1043 SQ.M) (61 TO 77) : 17 Nos.
TOTAL NO.OF.PLOTS : 77 Nos.
COMMERCIAL PLOTS (I TO IV) : 4 Nos.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- 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.7218/2021, DATED:09.07.2021 & DOCUMENT NO.8313/2021, DATED: 03.08.2021 @ SRO REDHILLS.

CONDITIONS:

- (i) THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-I&C-SHOLAVARAM VILLAGE-II/2021/M/29.03.2021 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METER DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)22.350. (i.e 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+)21.750M ABUTTING THE PROPOSED SITE).
 - THE ALL ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+)22.350M. 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 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 THE PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
 - THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE GOVERNMENT LAND WITHOUT PRIOR PERMISSION FROM PWD/WRD.
 - THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE OF 9.0M WIDTH OF 9.0M AND HEIGHT OF 1.04M WELL WITHIN THEIR BOUNDARY. THE SIZE & SILL LEVEL OF THE PROPOSED RCC CULVERT SHOULD BE MAINTAINED AS MENTIONED BELOW IN THE SPECIFIED S.F. NO.

THE HYDRAULICS PARTICULARS OF PROPOSED CULVERT :

S.No	Government Property S.F.No	Access to S.F. No		Proposed Bed level in M (+)	MFL in M (+)	Minimum Inner Vent height in M/ bottom level of deck slab	Minimum Inner Vent height in M/ bottom level of deck slab	Wide of Culvert in M	Area of culvert in Sqm	No of vents allowed
		From	To							
1.	595/9	595/5	595/10	24.160	24.450	9.0	1.04m / (+)26.200	9.0 Mtr.	67.5	1 No.

- THE CONSTRUCTION OF ABUTMENT, WING WALL, RETURN WALL ETC., SHOULD BE CONSTRUCTED FOR EACH OF THE ABOVE PROPOSED CULVERT SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANTS LAND ON EITHER SIDE. MOREOVER THE WIDTH OF THE GOVERNMENT LAND AS PER REVENUE RECORDS SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
- THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
- THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE DEBRIS & GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENT CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY WATER BODIES.
- THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT WATER BODY LAND AND CLEARLY DEMARCATHE THE BOUNDARIES BEFORE STARTING DEVELOPMENTAL ACTIVITIES.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/WRD FROM TIME TO TIME.
- THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHANGED TO ANY OTHERS.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT OF CONSTRUCTION OF CULVERT ACROSS THE GOVERNMENT LAND IN THE ABOVE SURVEY NO., & AS WELL AS 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) 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:

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.

(IV) TNCDBR-2019, RULE NO:47 (11)

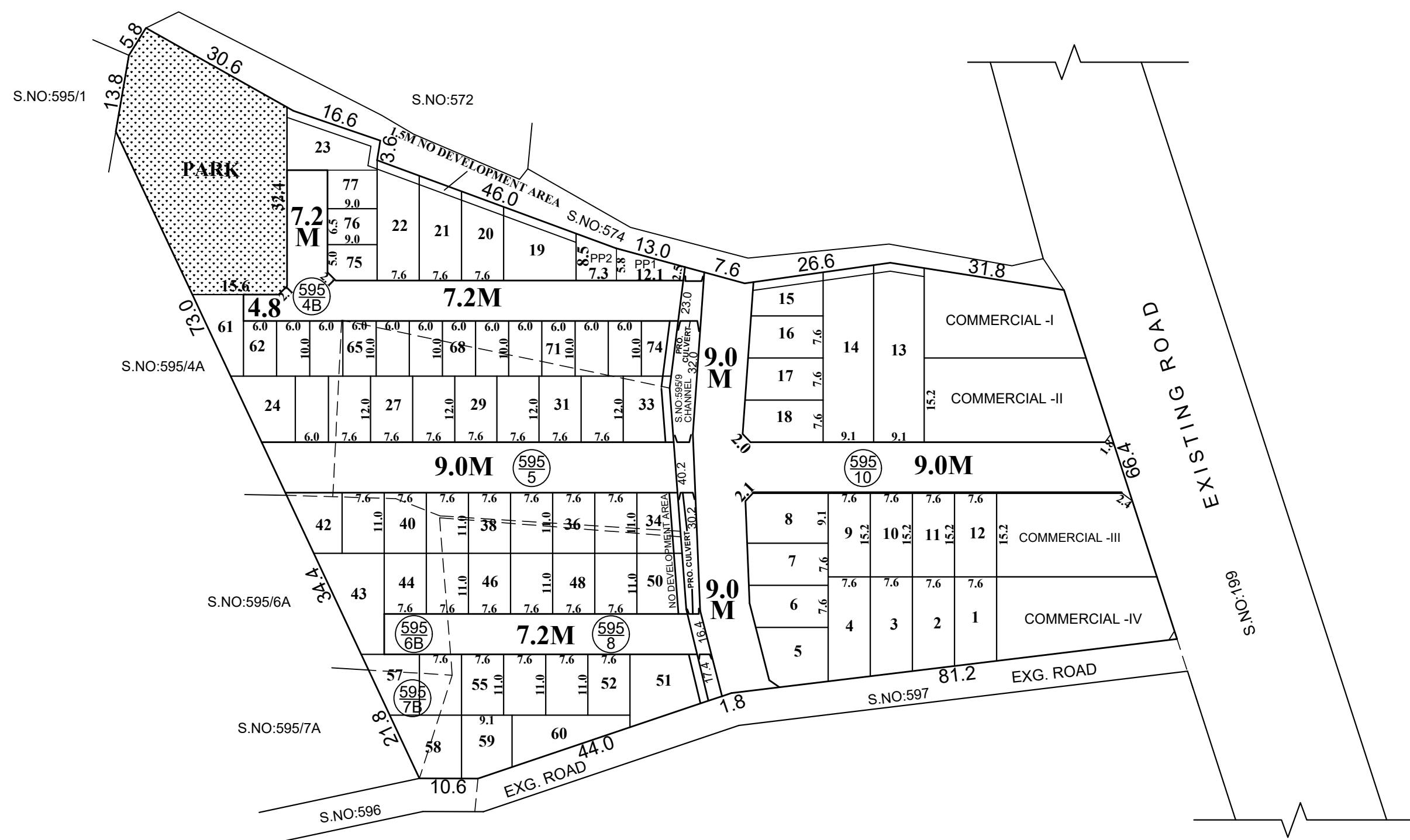
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-I&C-SHOLAVARAM VILLAGE-II/2021/M/29.03.2021. 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
- COMMERCIAL
- CHANNEL
- NO DEVELOPMENT AREA



SHOLAVARAM PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 595 /4B, 5, 6B, 7B, 8 & 10 OF SHOLAVARAM VILLAGE.

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

This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

CONDITIONS:

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

P.P.D L.O NO : **132 / 2021**
APPROVED
 VIDE LETTER NO : LAYOUT-1 /0057 / 2021
 DATE : 9 / 09 / 2021

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

