

**TOTAL EXTENT (AS ON SITE) : 69884 SQ.M**  
**ROAD AREA : 23798 SQ.M**  
**PARK AREA : 4612 SQ.M**  
 (PARK AREA-1 : 2486.0 SQ.M)  
 (PARK AREA-2 : 2126.0 SQ.M)  
**PUBLIC PURPOSE AREA (1%) : 470 SQ.M**  
 (P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 244 SQ.M)  
 (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 226 SQ.M)  
**REGULAR PLOTS (1 TO 362) : 362 Nos.**  
**E.W.S.PLOTS (4612 SQ.M) (363 TO 443) : 81 Nos.**  
**TOTAL NO.OF.PLOTS : 443 Nos.**

**NOTE:**

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA-1, PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.9806/2023, DATED: 21.06.2023 @ SRO AVADI.

**CONDITIONS:**

**(I) THE FOLLOWING CONDITIONS OF THE PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, IN LETTER NO.DB / T5(3) / 01447/F - NOC (PARUTHIPATTU VILLAGE)02/102/2023/ DATED:30.03.2022, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)**

- The applicant's land should be filled with earth filling with proper compaction to the minimum level of (+)21.120m, i.e. (+)2.200m below the weir crest level of Paruthipattu Tank is (+)23.320m on North-West Side in order to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 meter depth to achieve required degree of compaction for the depth varying from 0.950 to 1.480m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the sewage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.
- The all round pavement level within the site should be less than (+)21.120m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes within the site as pre site condition and the same should be connected to the local drain/channel, rainwater harvesting, roads with road side drains sewerage treatment plant and its disposal and garbage/debris and other solid waste management as per norms in existence within the applicant's land according to existing rules in force and should get proper approval from competent authority without fail.
- The sewage or any unhygienic drainage (Treated or Untreated) should not be let into 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 applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel. There should not be any hindrance to the free flow of internal drain to downstream.
- Since the site exists in close proximity with the Channel within the site necessary setback distance should be provided within the site as per site conditions on both sides of the channel as per the norms in existence and as per the rules in force of CMDA (as per the 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 and their should not be any construction activity in the set back area in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
- 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, in future the above permission will be canceled 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.
- WRD officers should be allowed to inspect the site at time, during execution and thereafter, if necessary. Advance intimation should be given to the WRD officers concerned before commencement of work.
- The applicants should abide by the rules and regulation of the 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 not object at any time for the maintenance works/improvement works of the Channel which are proposed to be carried out by 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 proposed to be carried out by WRD in future periodically.
- 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/river at any cost.
- At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
- 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.
- 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/river. The NOC for their site from the WRD is purely issued on the basis of inundation point of view.
- The Channel is Old S.F. Nos. 403, 406 and 379 (TS. Nos. 2/2 and 2/3) on abutts of the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and with cut before commencement of the development activity in the presence of the concerned WRD Executive Engineer. Moreover, the width of the entire channel as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments.
- The Channel in Old S.F. Nos. 403, 406 and 379 (TS. Nos. 2/2 and 2/3) stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per the Revenue records and the hydraulic parameters of the Channel. The applicants should make 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 desilt 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 project also.
- The applicants should not object at any time for the maintenance works/improvement works of the Channel which are proposed to be carried out by WRD.
- The proposed Two RCC Culvert should be constructed by the applicants only across the Channel in Old S.F. Nos. 403, 406 and 379 (TS. Nos. 2/2 and 2/3) of Paruthipattu village as earmarked in the sketch and the applicants should strictly adhere to maintain the above hydraulic particulars of the Channel. The applicants should construct the Two RCC Culvert with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date agreement. If the applicants land/road available on both sides of the channel, other permission is eligible for construction of Two RCC Culvert. The width of the Channel marked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments.
- The bed level of the channel should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

The hydraulic particulars of the proposed RCC Culvert are as follows:

- Existing Approach 15m wide Road Level : (+) 20.52m
- MFL during December 2015 nearby site : (+) 19.95m
- MWL of Paruthipattu Tank : (+) 23.56m
- FTL of Paruthipattu Tank : (+) 23.32m
- TBL of Paruthipattu Tank : (+) 25.69m
- Proposed bed level of channel in T.S.No. 2/2 to 2/3 - LS1810 : (+) 19.00m
- Proposed bed level of Channel in T.S.No. 2/2 to 2/3 - LS1800 : (+) 19.69m
- Proposed Deck slab bottom level of RCC Culvert : (+) 21.12m
- Proposed Bed width of Channel (FMB) : 3.20m
- Proposed width of RCC Culvert T.S.No.22/1 to 2/2 - LS 1810m : 15.00m
- Proposed width of RCC Culvert T.S.No.22/2 to 2/3 - LS1800m : 9.00m

S.No.	Channel T.S.No.	Access to S.No. From To	Proposed Bed level in (+)	MFL in (+)	Minimum Inner Width of Channel in m as per FMB	Minimum Inner Vent height in m or bottom level of deck slab	Width of RCC Culvert in m	Area of RCC Culvert in Sq.m	No of vents allowed
1	22/15	22/1 34/2	19.00	19.95	3.20	21.2m or (+)21.12m	15.0	48.00 Sq.m	1 No
2	22/15	22/2 33/3	19.95	19.95	3.20	14.3m or (+)21.12m	9.0	28.80 Sq.m	1 No
Total Area of the RCC Culvert = 76.80 say 77.00 Sq.m									

- Based on the hydraulic particulars mentioned above, the design and drawing of the proposed RCC culvert should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur for getting approval before the commencement of work regarding hydraulic. The work schedule for above proposal should be informed to the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur for monitoring and also completion of Culvert should be reported to the Executive Engineer.
- The applicant should pay an annual lease rent of Rs.94,000/- (Rupees Ninety Four Thousand only) for occupation of 77.00 sq.m in the shape of Demand Draft drawn in favour of the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.2,82,000/- (Rupees Two Lakhs Eighty Two Thousand only) in advance before the commencement of work. During execution/after construction of above bridge, if any variations are noted in above measurements, accordingly the lease rent will be revised respectively.
- The applicants have to pay Service Tax/GST Etc., separately as per norms in existence and as amended from time to time without fail.
- The applicant should execute the lease agreement with the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years of which applicant voluntarily has to apply with 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 order.
- The applicant should pay the caution deposited of sum of Rs.4,00,000/- (Rupees Four Lakhs Only) in favour of the Executive Engineer, WRD, Kosasthalayar Basin Division, Thiruvallur, which will be refunded only after completion of six months base on the certificate received from concerned Assistant Executive Engineer of WRD department stating the the construction work (culvert and field channel retaining wall) was completed without any damage to the Government property of the damage caused during execution if any, will be rectified fully by the applicant, if failed the cost of restoration work will be borne form the caution deposit.
- The construction of Abutments, Wing wall, Return walls, etc., should be constructed for the above proposed culvert and should also be constructed well within the applicants land on either side. Moreover, the width of channel as per the 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 common public schemes, the applicants are 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 culvert will be the Government WRD property after the construction. The applicants 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.
- 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 construction of culvert/bridge.
- The WRD will not be held responsible for the Structural stability, safety and soundness of the culvert as well as for building proposed by the applicants and WRD specifically recommend only for construction of culvert. The applicants should construct the proposed RCC culvert at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Culvert/bridge.
- 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 will also be removed without any correspondence, for which applicants are to be entitled for any compensation and as well legal entity.
- The owner of the document received from the applicants in respect to the ownership is purely of applicant's responsibility and it is only for reference purpose to this department. The level 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, WRD reserves rights to withdraw the Technical opinion on inundation point of view for the above proposed site and if event, the applicants shall not be eligible for any compensation whatsoever and as well legal entity.

(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 (MAI) 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) 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 OBTAIN A LETTER NO.DB/T5(3)/01447/F-NOC PARUTHIPATTU VILLAGE)02/102/2023/ DATED:30.03.2023. FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

(VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

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

- 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

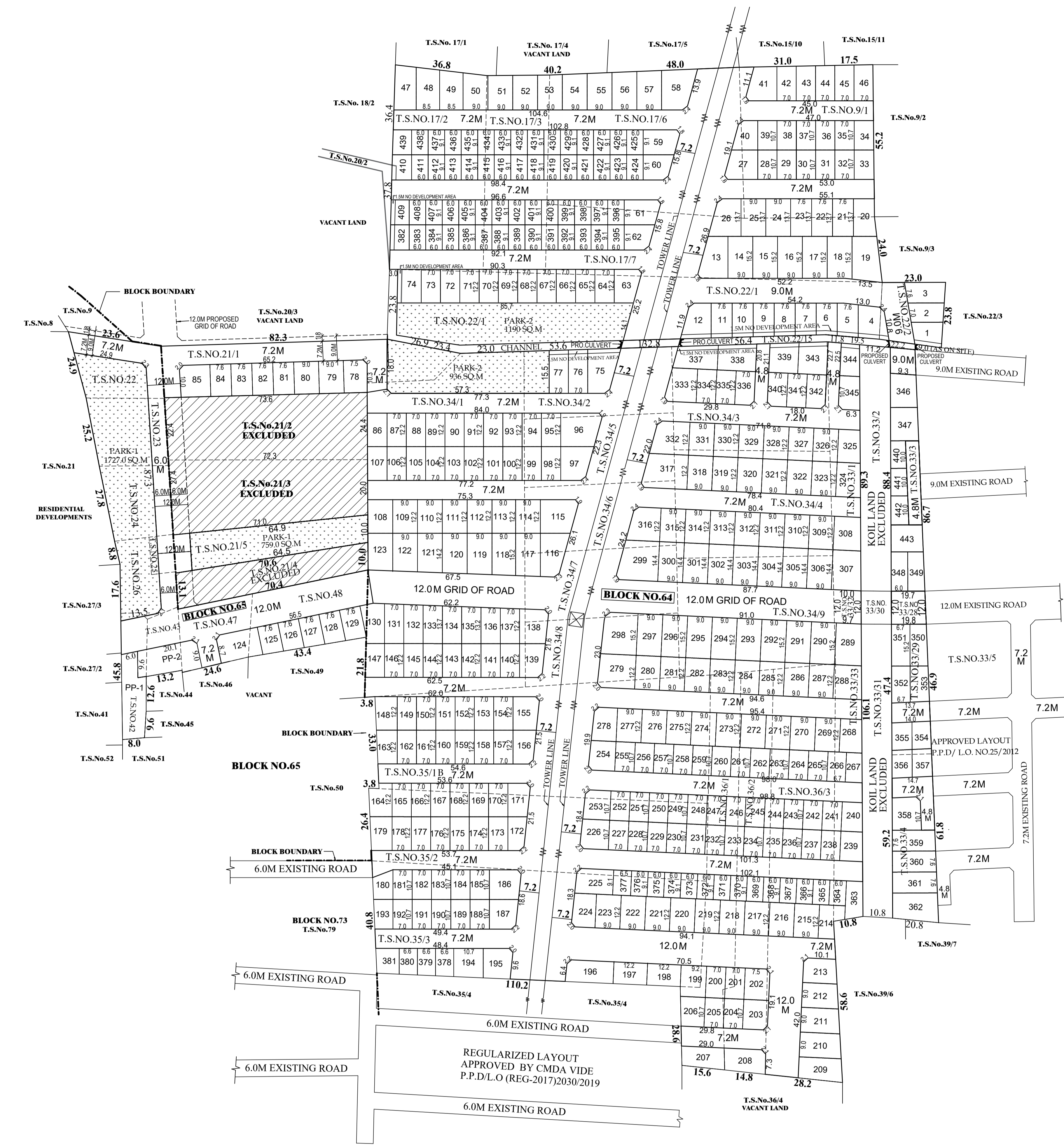
This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

**P.P.D L.O NO : 193 2023**

**APPROVED**  
VIDE LETTER NO : LAYOUT-1 / 0114 / 2022  
DATE : 05 / 07 / 2023

**OFFICE COPY**  
FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



# AVADI CORPORATION

**LAYOUT OF HOUSE SITES IN T.S.Nos.9/1, 17/2,3,6,7, 21/1,5, 22/1,2, 33/1,3,4,29,33, 34/1,2,3,4,5,6,7,8,9, 35/1B,2,3, 36/1,2,3 (OLD S.Nos.381/1, 380/2A,2B,2C1,2C2, 400/1A,2B1, 379/1A,1B1, 368/1, 368/3A1A, 3A1B, 367/1,2A,3A,3B,2B,2C,2D,2E,3C, 366/1A,1B,1C, 365/1A1,1A2(1&2A),1C) IN BLOCK No.64, AND T.S.Nos.22, 23, 24, 25, 26, 42, 43, 47, 48 (OLD S.NO.402/1A1B,1A2,1B1A,1B1B1,1B1B2,2,1B1C,401/3A,2A) IN BLOCK NO.65, WARD-I OF PARUTHIPATTU VILLAGE.**

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