

TOTAL EXTENT (AS PER DOC) = 1942 Sq.M
 ROAD AREA = 649 Sq.M
 TOTAL NO. OF PLOTS = 11 Nos.

NOTE:
 1. SPLAY - 1.5M x 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY
 VIDE GIFT DEED DOC.No.2558 / 2019, DATED:28.03.2019 @ SRO, PAMMAL

CONDITIONS:

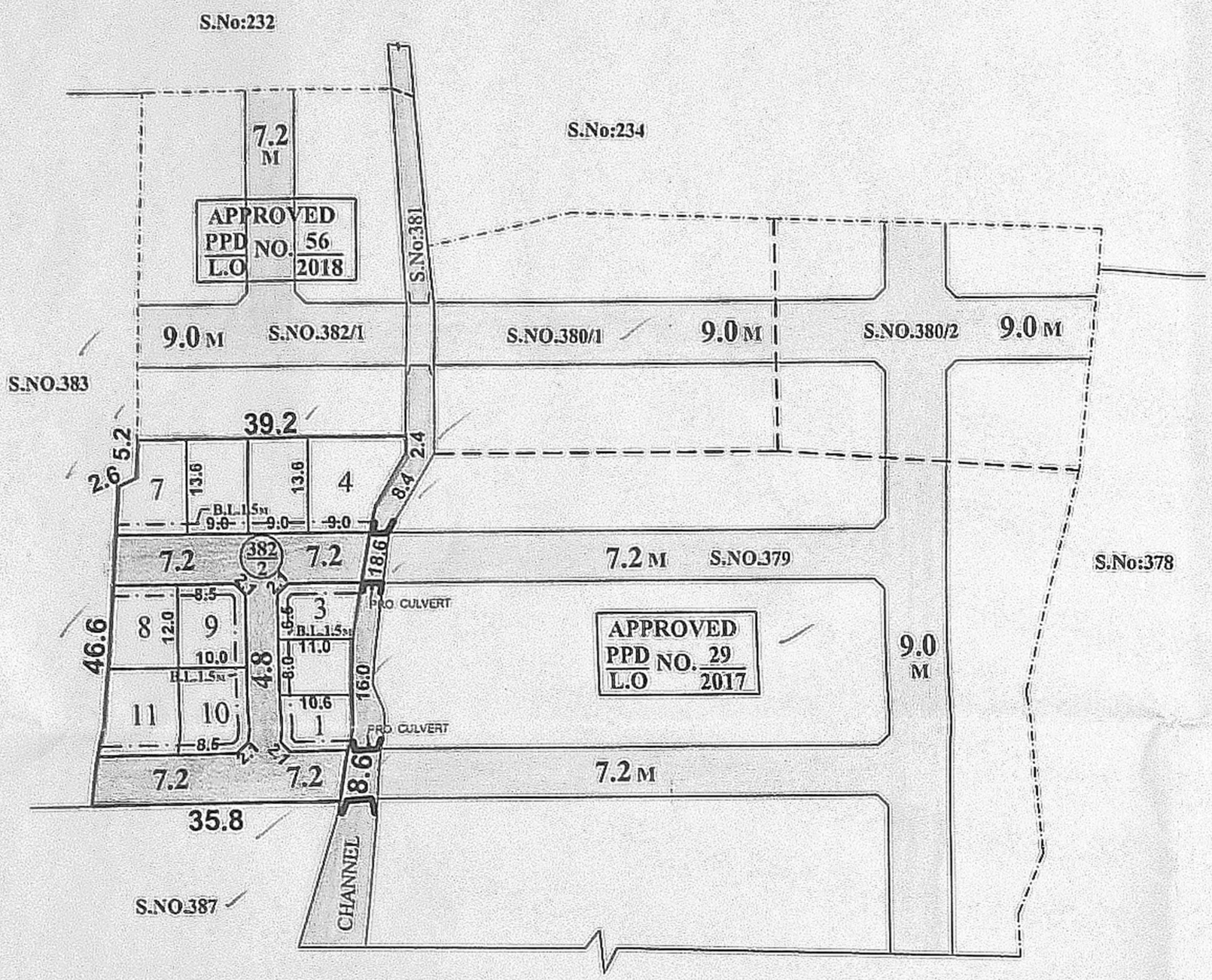
- (I). THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO: DB/T5(3)/F-CULVERT-KOLAPAKKAM/2018 DT:24.09.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE PROPOSED RCC BOX CULVERT-2 NOS. OF SIZE & IN S.F.NO.381 SHOULD BE CONSTRUCTED ACROSS THE CHANNEL ON EASTERN SIDE OF THE APPLICANT'S LANDS 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 ENCROACHMENT. 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 SITES 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 CULVERTS IN FUTURE.
 - THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE, WIDTH AND HEIGHT FOR A CARRIAGE 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	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 Vents allowed
1	381	382/2 Existing VGN appd. layout road	8.465	9.620	(4.0+3.50)/2 = 3.75	(+)10.320 / 1.86m	7.50	28.13	1 No
2	381	382/2 Existing VGN appd. layout road	8.435	9.620	(5.0+4.0)/2 = 4.50	(+)10.320 / 1.87m	7.50	33.75	1 No
Total								61.88	

- 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. 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 CULVERT SHOULD BE REPORTED TO THE EXECUTIVE ENGINEER.
- THE CHANNELS IN S.F.NO.381 ALONG THE BOUNDARY OF APPLICANTS LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE AS WELL AS BED LINING CONCRETE OF THE CHANNEL 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 FIELD CHANNEL AS PER REVENUE RECORDS (FMB) ALONG & WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AND ENCROACHMENT AT ANY COST.
- THE APPLICANT SHOULD CLEARLY DEMARCATHE HIS BOUNDARY ESPECIALLY ON THE EASTERN SIDE ABUTTING THE CHANNEL (S.F.NO.381) 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 NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
- THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE APPLICANT BOUNDARY IN S.F.NO.381 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 APPLICANT 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 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 COMPLETION OF PROJECT.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS WITHOUT PRIOR PERMISSION FROM PWD/WRD.
- THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.94,000/- (RUPEES NINETY FOUR THOUSAND ONLY) FOR UTILISING GOVERNMENT LAND OF 61.88SQ.M 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 LUMP SUM FOR THREE YEARS OF RS.2,82,000/- (RUPEES TWO LAKH AND EIGHTY TWO 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 ARE 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 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 SUBJECT TO REVISION FROM TIME TO TIME AS PER GUIDELINE VALUE / GOVERNMENT ORDERS.
- 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 THAT THE CONSTRUCTION WORK (CULVERT 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 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 APPLICANT SHOULD NOT OBJECT TO HANDOVER THE LAND TO THIS DEPARTMENT FOR WHICH APPLICANT IS NOT ENTITLED FOR ANY COMPENSATION AND AS WELL AS LEGAL ENTITY. FURTHER, THE LEASED PORTION OF LAND TO BE HANDED OVER TO THIS DEPARTMENT AS IS IN CONDITION.
- THE ABOVE PROPOSED CULVERT WILL BE THE GOVERNMENT PWD/WRD PROPERTY AFTER THE CONSTRUCTION. THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASED PORTION OF GOVERNMENT LAND (CULVERT LAND, CULVERT, FIELD CHANNEL RETAINING WALL ABUTTING THE APPLICANT LAND) AND SHOULD ALLOW THE PWD/WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED AND FOR THE PERIODICAL INSPECTION.
- 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.
- 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. IF ANY DOCUMENTS SEEM TO BE FAKE/MANIPULATED/FABRICATED IN FUTURE, THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE AND DEPOSITED AMOUNT FOR CAUTION DEPOSIT, LEASE RENT ETC., WILL NOT BE REFUNDED. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINETY OF THE DOCUMENTS SUBMITTED.
- THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED FOR FREQUENT INSPECTION BY THE APPLICANT 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.
- THE ABUTEMENT, WING WALL, RETURN WALL, ETC., FOR EACH OF THE ABOVE PROPOSED CULVERTS SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANT'S 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.
- 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 OF PERMISSION FOR CONSTRUCTION OF CULVERT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/GOVERNMENT LANDS.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME. THE APPLICANT SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE & CENTRAL GOVERNMENT FROM TIME TO TIME.
- 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.
- THE PWD/WRD, WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE CULVERT PROPOSED BY THE APPLICANT AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR CONSTRUCTION OF CULVERT. 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 CULVERTS, AT ANY COST AND PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
- THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NET WORK, RAINWATER HARVESTING 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 FIELD CHANNEL AT ANY COST AND THE DEBRIS AND CONSTRUCTION MATERIALS SHOULD NOT BE DUMPED INTO THE CHANNEL IN ORDER TO AVOID FREE FLOW OF WATER.
- THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+)10.620M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION FOR A DEPTH VARYING FROM 1.56M TO 1.67M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A MINIMUM LEVEL OF (+)10.620M AND I.e.0.60M ABOVE THE EXISTING VILLAGE ROAD ABUTTING THE SITE AS (+)10.020M. THE ALL-ROUND ENTIRE PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)10.620M.
- THE APPLICANT SHOULD NOT OBJECT THE COMMON PUBLIC FOR USING THE CULVERTS AT ANY TIME AND ANY COST.
 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 CULVERT TO THE ABOVE PROPOSED SITE AND IN EVENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- CHANNEL



PREPARED BY P.A.IV (S.M.)
 CHECKED BY P.A.II (N.B.V.)
 A.P.(S.A.)

KUNRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 382/2 OF KOLAPAKKAM VILLAGE.

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

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

P.P.D NO: 48
 L.O 2019
 APPROVED
 VIDE LETTER NO : L1/1048/2019
 DATE : /04/2019

FOR SENIOR PLANNER (MSB)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

