

TOTAL EXTENT (AS PER APPROVED PLAN) : 2910 SQ.M

PUBLIC PURPOSE AREA (1%) : 30 SQ.M

(P.P-I HANDED OVER TO THE LOCAL BODY (0.5%) - 14 SQ.M
(P.P-II HANDED OVER TO THE TANGEDCO (0.5%) - 16 SQ.M

NO.OF.PLOTS (RESIDENTIAL) : 24 Nos.

NOTE:

- 1. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
2. PUBLIC PURPOSE AREA-I WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.9323/2020, DATED 12.10.2020, @ SRO AVADI
3. PUBLIC PURPOSE AREA-II WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO. 9324/2020, DATED 12.10.2020, @ SRO AVADI

CONDITIONS:

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO DB/75(3)/F-I&C-VILINJIAMBakkam/2016/13.06.2017, ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
1. THE PROPOSED RCC BOX CULVERT - 3 NOS OF SIZE MENTIONED ABOVE ACROSS THE CHANNEL IN S.F.NO.52 OR 6/37A, SO AS TO ACCESS THE SITE S.F.NO.50 OR 6/25P TO S.F.NO.53 OR 6/38P - CULVERT NO-1, @ S.F.NO.46 OR 7/15, SO AS TO ACCESS THE SITE S.F.NO.48 OR 7/5 TO S.F.NO.53 OR 6/38 - CULVERT NO-2 AND @ S.F.NO.46 OR 7/15, SO AS TO ACCESS THE SITE S.F.NO.48 OR 7/5 TO S.F.NO.43 OR 8/1 - CULVERT NO - 3 WITHIN THE APPLICANTS 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. IF THE APPLICANTS LAND AVAILABLE ON BOTH SIDES OF THE CHANNEL THIS PERMISSION IS ELIGIBLE FOR CONSTRUCTION OF CULVERT. HOWEVER, IF THE CMDA INSISTS FOR ANY MORE CULVERTS DURING PLANNING APPROVAL, THE APPLICANT SHOULD APPROACH THE WRD FOR GETTING SEPARATE APPROVAL FOR ANY ADDITIONAL CULVERTS IN FUTURE.
2. THE PROPOSED BOX CULVERT 3 NOS SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE, WIDTH AND HEIGHT FOR A CARRIAGE WIDTH OF 7.20M, 7.50M & 9.15M 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 CULVERTS SHOULD BE FIXED IN PRESENCE OF THE EXECUTIVE ENGINEER CONCERNED. THE HYDRAULICS PARTICULARS OF PROPOSED CULVERT ARE AS FOLLOWS
B.M.F.T.L OF VILINJIAMBakkam TANK AS (+)24.390M
THE BED LEVEL OF THE 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 NORTH TO SOUTH DIRECTION.

Table with 8 columns: S. Channel No S.F.No, Access to S.F.No, Proposed Bed level, MFL in M, Minimum Inner Width of channel, Minimum Inner Vent height, Width of Culvert, Area of culvert, No. of vents. Includes 3 rows of data and a total row.

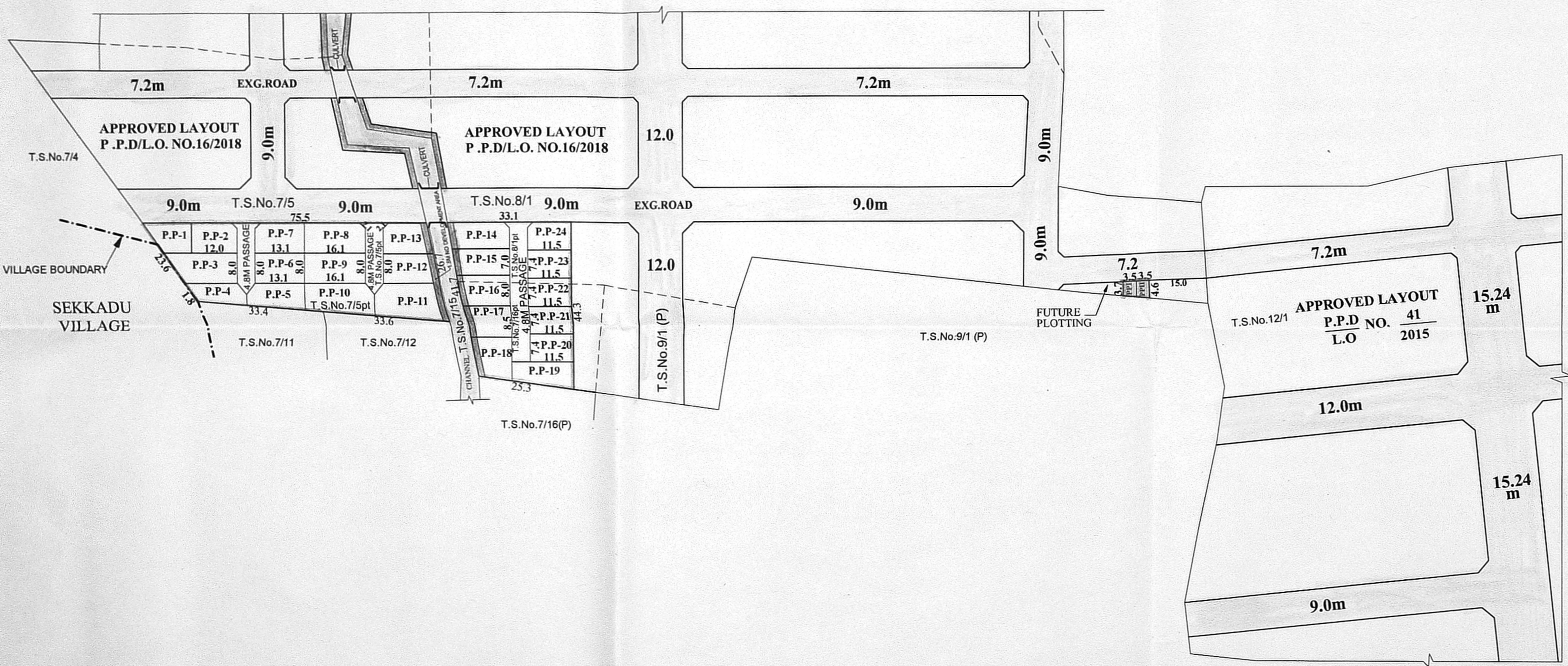
- 3. THE APPLICANT SHOULD DO PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER.
4. THE PWD/WRD, WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS 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-3 NOS 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. 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, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK. THE WORK SCHEDULE FOR 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.
6. THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS 1,69,000/- (RUPEES ONE LAKH SIXTY NINE THOUSAND ONLY) FOR OCCUPATION OF 139.67SQ.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 5,07,000/- (RUPEES FIVE LAKH AND SEVEN 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 ARE REVISED RESPECTIVELY.
7. THE APPLICANT HAS TO PAY SERVICE TAX SEPARATELY AS PER NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME AS PER GUIDELINE VALUE / GOVERNMENT ORDERS.
8. 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.
9. THE APPLICANT IS ALSO 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.
10. 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. FURTHER, THE LEASED PORTION LAND TO BE HANDED OVER TO THIS DEPARTMENT AS IS IN CONDITION.
11. THE ABOVE PROPOSED CULVERTS WILL BE THE GOVERNMENT PWD/WRD PROPERTY AFTER THE CONSTRUCTION. THE APPLICANT 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.
12. 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.
13. 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 DOCUMENTS SEEM 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 APPLICANT IS SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED.
14. THE PROPOSED RCC BOX CULVERTS SHOULD BE MONITORED AND MAINTAINED 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.
15. THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE BOUNDARY AND CROSSING 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 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 COMPLETION OF CULVERT.
16. THE CONSTRUCTION OF ABUTMENT, WING WALL, RETURN WALL, ETC., SHOULD BE CONSTRUCTED FOR EACH OF THE ABOVE PROPOSED CULVERTS 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.
17. THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH PROPER COMPACTION TO THE LEVEL OF (+)24.650M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE FOR A DEPTH VARYING FROM 1.00M TO 1.26M DEPENDING UPON THE EXISTING FIELD LEVELS IN LAYERS OF NOT MORE THAN 0.30METER DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)24.650M AND ± 0.86M ABOVE THE EXISTING ROAD ABUTTING THE SITE AS (+)23.790M.
18. THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
19. THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR THE SEWERAGE TREATMENT AND FOR ITS DISPOSAL NECESSARY SUITABLE ARRANGEMENTS SHOULD BE MADE BY THE APPLICANT AT THEIR OWN COST WITHIN THE PREMISES ONLY AFTER OBTAINING NECESSARY PERMISSION FROM THE CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD AND AS PER THE NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME AND SHOULD NOT BELIEG TO THE CHANNEL OR STORM WATER DRAIN.
20. THE APPLICANT SHOULD PROVIDE A PUCCA CONCRETE BED IN THE CHANNEL AT THE PROPOSED CULVERT SITES WITHOUT FAIL.
21. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD.
22. THE APPLICANT SHOULD MAKE THEIR OWN ARRANGEMENTS TO COLLECT THE DEBRIS AND GARBAGES WITHIN THE PREMISES DURING THE CONSTRUCTION OF BUILDING AND THE SAME HAS TO BE DISPOSED OFF AS PER THE NORMS PRESCRIBED BY THE TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND SHOULD NOT BE DUMPED IN THE NEARBY CHANNEL, PUBLIC PLACES ETC.
23. THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN AT (+)24.650M. 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 THE APPLICANTS SITE (CHANNEL T.S.F.NO.637A & 7/15, OLD S.F.NO.75, 52 & 46) SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AT THEIR OWN COST. 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. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR.
24. THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES INCLUDING CONSTRUCTION OF CULVERT IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCRoACH THE CHANNEL ABUTTING THE LAND.
25. THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF WORK.
26. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME.
27. THE APPLICANT SHOULD PROVIDE A SETBACK DISTANCE OF ABOUT 1.50M ON BOTH SIDES OF THE CHANNEL IN S.F.NO. 637A & 7/15, OLD S.F.NO. 52 & 46 AND AS WELL AS IN APPLICANTS LAND SIDE IN S.F.NO.75

- (11) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/75(3)/F-I&C-VILINJIAMBakkam/2016/13.06.2017 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
(12) TANGEDCO-2019 RULE NO. 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) 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.
(13) TANGEDCO-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.

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

LEGEND:

- SITE BOUNDARY
EXISTING ROAD
PUBLIC PURPOSE-I GIFTED TO LOCAL BODY
PUBLIC PURPOSE-II, GIFTED TO TANGEDCO
CHANNEL
NO DEVELOPMENT AREA



PREPARED BY

P.A.I

AP

AVADI CITY MUNICIPAL CORPORATION
SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT NOS. I, II & III, PLOT NO.133 AND PART OF FUTURE PLOTTING PORTION LYING IN THE APPROVED LAYOUT
No.16/2018 IN PART OF T.S.No:7/5, (OLD S.Nos.48/1,5A,5B,49) 7/16 (OLD S.Nos.45/2p) T.S.No.8/1 (OLD S.No.35/3,43/2) WARD-G, BLOCK No:21 OF VILINJIAMBakkam 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 : 111
L.O : 2020
APPROVED
VIDE LETTER NO : L1/1183/2020
DATE : 12/11/2020
FOR CHIEF PLANNER (LAYOUT) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

