

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT)	: 261121 SQ.M
ROAD AREA	: 77772 SQ.M
PARK AREA	: 18367 SQ.M
ROAD SIDE PARK AREA	: 184 SQ.M
PUBLIC PURPOSE PLOTS (1 TO VIII)	: 18417 SQ.M
REGULAR PLOTS (1 TO 903)	: 903 NOS
E.W.S. PLOTS (18380 SQ.M) (904 TO 1168)	: 265 NOS
TOTAL NO.OF.PLOTS	: 1168 NOS
SHOP SITE	: 8 NOS
CONVENIENT SHOP SITE	: 6 NOS

- NOTE:
- SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 - ROAD AREA WAS ALREADY HANDLED OVER TO THE LOCAL BODY
 - ROAD SIDE VIDE GIFT DEED DOCUMENT NO. 677/2017, DATED 30.05.2017
 - PARK AREA @SRO, KUNDRATHUR

CONDITIONS:

THE FOLLOWING CONDITIONS OF PWD FOR THE DEVELOPMENT REGION, CHEMMUR, CHEMMUR, LETTER NO.DP/2017/F.I.A. CULVERT/2017/2017, ARE TO BE COMPLIED BY THE APPLICANT BEFORE OBTAINING THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE FOR A DEPTH VARYING FROM 1.50M TO 3.00M IN DEPENDENT UPON THE EXISTING FIELD LEVELS IN LAYERS OF NOT MORE THAN 150 MM TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 112.00M AND THE FLEED UP TOP SURFACE SHOULD HAVE A GENTLE FALLING GRADIENT TOWARDS THE EAST TOWARDS DRAINAGE.
- THE ALL-ROUND PAVERMENT LEVEL WITHIN SITE SHOULD BE AT (+) 112.00M. 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 CHANNELS/ROADS EXISTING ON THE EASTERN AND SOUTHERN SIDE OF THE APPLICANT'S LANDS. 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. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR.
- THE APPLICANT SHOULD MAKE THEIR OWN ARRANGEMENTS TO COLLECT THE CEILING AND GARBAGE'S WITHIN THE PREMISES DURING DEMOLITION AND ALSO DURING THE CONSTRUCTION OF BUILDING AND HAS TO BE DEPOSED OFF AS PER THE NORMS PRESCRIBED BY THE TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND SHOULD NOT BE DUMPED IN THE NEAREST CHANNEL, PUBLIC PLACES ETC.
- THE APPLICANT SHOULD DO PROPER SOIL TEST, AND SATISFACTORY FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGNER SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER.
- THE FOUNDATION WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY AND DURABILITY OF THE BUILDING PROPOSED BY THEM AND PROVIDED SPECIFICALLY RECOMMENDED ONLY FOR FOUNDATION POINT OF VIEW.
- THE APPLICANT SHOULD PROVIDE DRAIN WATER ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
- THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR THE SEWERAGE TREATMENT AND FOR ITS DISPOSAL AFTER OBTAINING NECESSARY PERMISSION FROM THE CHEMMUR METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD AND AS PER THEIR NORMS IN EXISTENCE AND AS ADVISED FROM TIME TO TIME AND SHOULD NOT BE LET INTO THE NEARBY CHANNEL OR STORM WATER DRAIN.
- THE APPLICANT SHOULD PROVIDE A PUGA COMPOUND WALL AROUND THE PROPOSED LAYOUT SITE AND A SETBACK DISTANCE OF ABOUT 1M SHOULD BE LEFT THROUGHOUT THE SITE ADJOINING THE CHANNEL.
- THE APPLICANT SHOULD CLEARLY DEMARK THE BOUNDARY OF THEIR LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES AND SHOULD NOT ENCRIDGE THE CHANNEL/ADJOINING THE LAND.
- THE APPLICANT SHOULD PROVIDE NECESSARY ARRANGEMENTS FOR FREE FLOW OF WATER THROUGHOUT THE EXISTING CHANNEL TO THE DOWN SIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DEBILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDERANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND AND CONSTRUCTION IS TO BE STIPULATED FOR CULVERT FORMER/UNDERGROUND BELOW.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS ROADWAY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD.
- THE PROPOSED OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND AFTER COMPLETION OF PROJECT ALSO.
- THE PROPOSED BOSE CULVERT SHALL BE CONSTRUCTED ONLY IN S.NO.18,141,142, 440 AND 440A AS BARRAMISED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE OF AGREEMENT IF THE APPLICANTS LAND AVAILABLE ON BOTH SIDES OF THE CHANNEL THIS PERMISSION IS ELIGIBLE FOR CONSTRUCTION OF CULVERT.
- THE PROPOSED BOSE CULVERT SHALL BE MADE UP OF RED BRICK WITH A VENT HOLE IN SIZE WITH A HEIGHT AND CARRIAGE WIDTH WITHIN THE BOUNDARY AS FOLLOWS:

SL. NO	SURVEY NO	MINIMUM VENT INNER SIZE IN METRE (WIDTH X HEIGHT)	WIDTH OF CARRIAGE WAY	AREA IN SQ.M
1	138	3.00 X 2.50	12.0	3.60 X 12 = 42
2	141	2.00 X 2.50	12.0	2.00 X 12 = 24
3	424	3.00 X 2.50	12.0	3.60 X 12 = 42
4	448/2	2.00 X 2.50	12.0	2.00 X 12 = 24
5	427/2	2.00 X 2.50	12.0	2.00 X 12 = 24
TOTAL				204 SQ.M

- THE APPLICANT SHOULD CONSTRUCT PROPOSED BOSE CULVERT FIVE NOS AT THEIR OWN COST BASED ON THE HYDRAULIC PARTICULARS MENTIONED ABOVE. THE DESIGN AND DRAWINGS OF THE PROPOSED BOSE CULVERT SHOULD BE OBTAINED FROM THE QUALIFIED STRUCTURAL ENGINEER AND THE SAME SHOULD BE SUBMITTED TO THE EXECUTIVE ENGINEER, PWD, WUD, KODATHALAYAR BASIN DIVISION, THIRUVALUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK. THE WORK SHOULD BE DONE AS PER THE APPROVED DESIGN AND DRAWINGS. THE APPLICANT SHOULD BE RESPONSIBLE FOR DESIGN AND DRAWING STABILITY FOR PROPOSED CONSTRUCTION OF BOSE CULVERT.
- THE ALL LEVELS (LEVELS IN M. TOP LEVEL OF ROAD/ENTRANCE AND BOTTOM LEVEL OF DECK SLAB OF THE PROPOSED BOSE CULVERT) SHOULD BE PROVIDED IN THE PREMISES OF THE APPLICANT. THE CULVERT SHOULD HAVE THE CLEAR VENT SIZE MENTIONED IN THE STATEMENTS FURNISHED ABOVE, WITH BOTH SIDES ABUTMENTS AND RETURN ARE TO BE CONSTRUCTED WELL WITHIN THE APPLICANT'S LANDS ON EITHER SIDE.
- THE FIELD CHANNEL IN S.NO.18, 141, 142, 440 AND 440A WITHIN THE APPLICANT'S LANDS SHOULD BE EXTENDED UP TO THE EASTERN SIDE BOUNDARY OF THE APPLICANT'S LAND FOR A WIDTH OF 3.0M IN S.NO.18, 141, 142 AND 440 TO 440A RESPECTIVELY TO CATCH THE EASTERN SIDE WITH THE EXISTING CHANNEL. SIMILARLY CHANNEL IN S.NO.18, 141, 142 AND 440 WITHIN THE BOUNDARY OF THE APPLICANT'S LANDS SHOULD BE EXTENDED PROPERLY. MOREOVER THE WIDTH OF EXISTING FIELD CHANNEL AS PER REVENUE RECORDS WITHIN THE APPLICANT'S LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
- THE CONSTRUCTION OF ABUTMENT, WALL, REINFORCED CONCRETE, WALL, ETC. SHOULD BE CONSTRUCTED FOR EACH OF THE PROPOSED CHANNELS. THE CHANNEL SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANT'S LANDS AND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST. MOREOVER THE WIDTH OF FIELD CHANNEL AS PER REVENUE RECORDS SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
- THE APPLICANT SHOULD MAINTAIN THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDERANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND. AFTER THE COMPLETION OF CULVERT.
- THE PROPOSED BOSE CULVERT SHOULD BE MAINTAINED AND MANAGED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCRIDGE AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL.
- THE APPLICANT SHOULD BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE PROPOSED BOSE CULVERT AT THEIR OWN COST. THEY ARE SOLELY RESPONSIBLE FOR THE DESIGN AND DRAWING STABILITY FOR PROPOSED CONSTRUCTION OF BOSE CULVERT.
- THE APPLICANT SHOULD PAY AN ANNUAL TRACK RENT OF Rs.1000/- PER METER PER YEAR FOR EACH OF THE BOSE CULVERT. THE TRACK RENT IS SUBJECT TO REVISION AS PER NORMS IN EXISTENCE AND AS ADVISED FROM TIME TO TIME.
- THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, PWD, WUD, KODATHALAYAR BASIN DIVISION, THIRUVALUR, BEFORE STARTING THE WORK. AND IT SHOULD BE RENEWED ONCE IN THREE YEARS FOR WHICH THE APPLICANT HAS TO APPLY WITHIN 3 MONTHS BEFORE THE EXPIRY OF THE LEASE PERIOD.
- THE APPLICANT IS ALSO TO PAY THE CAUTION DEPOSIT OF Rs. 50,000/- IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WUD, KODATHALAYAR BASIN DIVISION, THIRUVALUR, WHICH WILL BE REFUNDED ON THE CERTIFICATE FROM CONCERNED ASSISTANT EXECUTIVE ENGINEER OF THIS DEPARTMENT THAT THE CONSTRUCTION WORK (CULVERT AND FIELD CHANNEL) HAS BEEN COMPLETED WITHOUT ANY DAMAGE TO THE GOVERNMENT PROPERTY OR THE DAMAGE COST DURING EXECUTION IF ANY WORK RECEIVED FULLY BY THE APPLICANT.
- THE SEWERAGE WATER FROM THE APPLICANT LAND SHOULD NOT LET INTO THE FIELD CHANNEL AND FOR ITS DISPOSAL NECESSARY SUTABLE ARRANGEMENTS SHOULD BE MADE BY THE APPLICANT AT THEIR OWN COST.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS ROADWAY STRUCTURES ACROSS THE CHANNEL, WITHOUT PRIOR PERMISSION FROM PWD.
- IN THESE LEASED PORTION OF THE LAND RECEIVED FOR THE GOVERNMENT FOR THE BENEFIT OF THE OTHER PUBLIC WORKS THE APPLICANT SHOULD NOT OBJECT TO HANDOVER THE LAND TO THIS DEPARTMENT FOR OTHER PUBLIC PURPOSES AND NOT ENTITLED FOR ANY COMPENSATION. FURTHER, THE LEASED PORTION LAND TO BE HANDLED OVER TO THIS DEPARTMENT AS IS IN CONDITION.
- THE APPLICANT SHOULD BE RESPONSIBLE FOR THE GOVERNMENT PROPERTY AFTER THE CONSTRUCTION. THE APPLICANT SHOULD NOT CLAIM ANY PROVIDE IN THE ABOVE LEASED PORTION OF GOVERNMENT LAND (CULVERT AND FIELD CHANNEL) SHOULD BE MAINTAINED AND SHOULD ALLOW THE WUD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED AND FOR THE PERIODICAL INSPECTION.
- THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/RETRACTED TO ANY OTHERS, BASED ON THE RECORDS SUBMITTED BY THE APPLICANT TO THE GOVERNMENT. IF ANY DOCUMENTS SEEM TO BE FALSIFIED/ALTERED IN FUTURE THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY COMPENSATION.
- THE APPLICANT SHOULD COMPLY WITH ANY OF THE ABOVE CONDITIONS. WHO RECEIVES THE RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS FIELD CHANNEL. TO THE ABOVE SURVEY NUMBER. AS WELL AS ON RADIATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

WITH APPLICANT HAS TO OBTAIN NECESSARY CLEARANCE FROM PWD REGARDING FORMATION OF CHANNEL AS ADVISED BY PWD WITHIN THE ROAD SIDE BEFORE COMMENCEMENT OF THE WORK.

PWD RULE NO : 28 (8)

THE AREA EMPANELLED FOR PUBLIC PURPOSE PLOTS TO BE O.C. POST AND TELEPHONE OFFICE, POLICE STATION ETC. WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL, TO ENABLE THE GOVERNMENT GET CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVABLE LAND IF REQUIRED FOR THE PUBLIC PURPOSE. THE PLANT SHOULD NOT BE MORE THAN ONE QUINCE VALUE. IF THE PROMOTER ASKS PROPORTIONATE DEVELOPMENT COST ON THE BASIS OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMAA.

PWD RULE NO : 28 (8)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE ENB PLOTS ONLY FOR ENB PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF ENB PLOTS.

PWD RULE NO : 28 (11)

THE COST OF LAYING SANITATION TO THE SYSTEM INTERJECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ADVISED BY THE COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.

(LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.15 LETTER NO.10/2017/F.I.A. CULVERT/2017/2017 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE REACTION AND RELEASE OF THE LAYOUT).

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- ENB
- CHANNEL
- ROAD SIDE PARK GIFTED TO LOCAL BODY
- COMMERCIAL

CONDITIONS:

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

P.P.D. NO 15/2017

LO APPROVED

DATE: 06/10/2017

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