

TOTAL EXTENT (AS PER PATTI) : 21950 SQ.M
ROAD AREA : 5941 SQ.M
PARK AREA (OSR) : 1654 SQ.M
PUBLIC PURPOSE PLOTS (I TO IV) : 1667 SQ.M
TOTAL NO. OF PLOTS : 110 NOS
REGULAR PLOTS (1 TO 89) : 89 NOS
EWS PLOTS (90 TO 110) (1621 SQ.M) : 21 NOS

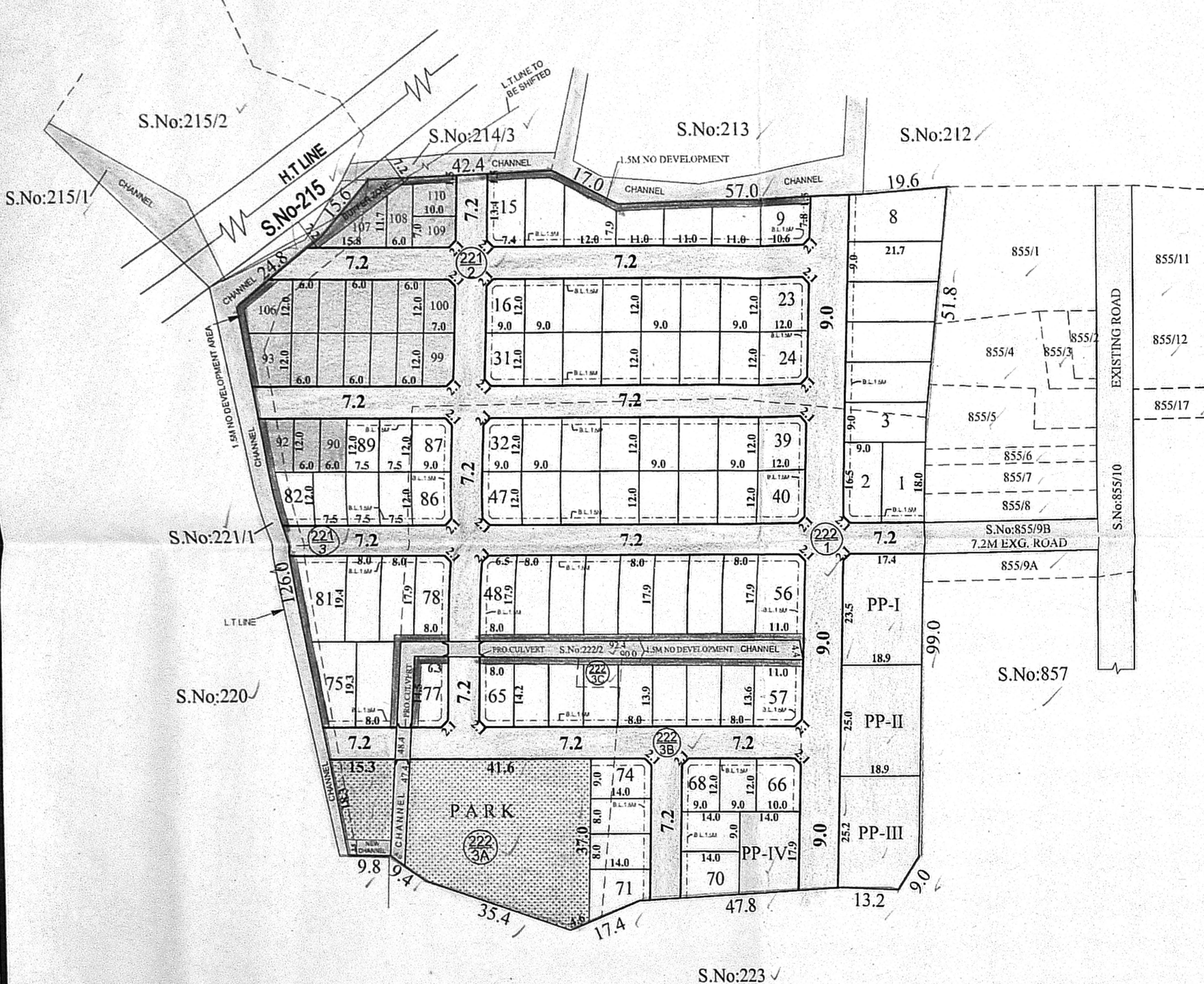
NOTE:
 1. SPLAY - 1.5M X 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 PARK AREA DOC.NO: 5665/2019, DATED:18/05/2019 @ SRO, THIRUVALLUR

CONDITIONS:

- THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.D8/75(3)/F-INUNDATION-PAKKAM/2018/11.01.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- AS PER THE APPLICANT LANDS ARE WET LANDS NECESSARY RECLASSIFICATION APPROVAL FOR CONVERSION OF THE AGRICULTURAL LAND TO OTHER PURPOSE FROM THE COMPETENT AUTHORITIES.
- THE APPLICANT'S LAND SHOULD FILLED WITH EARTH FILLING WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+)16.100M 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 THE DEPTH VARYING FROM 1.30M TO 1.45M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)16.100M AND I.e. 0.75M ABOVE THE FTL OF PAKKAM CHITHERI ERI ON SOUTHERN SIDE AS (+)15.530M.
- THE ALL ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)16.100M. THE APPLICANT SHOULD PROVIDE ALL-ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK (AROUND & CROSS ROADS), SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER CHANNEL/DRAINS ABUTTING & CROSSING THE APPLICANTS SITE (CHANNEL S.F.NO.222/2 ARE IN BETWEEN THE APPLICANT LANDS AND S.F.NO.221/1, 214 & 215 ON NORTH WESTERN SIDE) SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AT THEIR OWN COST. ALSO THE APPLICANT SHOULD FORM THE NEW CHANNEL IN THEIR LAND S.F.NO.221/1 TO CONNECT THE EXISTING CHANNEL IN S.F.NO.221/1 & 222/2 IN SOUTHERN SIDE OF HIS LAND IN ORDER TO AVOID INUNDATION. 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 AS WELL AS ADEQUATE DEWATERING ARRANGEMENTS DURING FLOOD PERIODS.
- THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE APPLICANT BOUNDARY S.F.NO.222/2 ARE IN BETWEEN THE APPLICANT LANDS AND S.F. NO.221/1, 214 & 215 ON NORTH WESTERN SIDE 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 HIS OWN COST WITHIN THE PROPOSED LAND, AFTER THE COMPLETION OF PROJECT.
- THE APPLICANT SHOULD CLEARLY DEMARCATTE THE BOUNDARY OF THEIR LAND 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/TANK AS WELL AS GOVERNMENT LAND IN S.F.NO.223 ON EASTERN SIDE ABUTTING THE LAND AND SHOULD BE MAINTAINED AS AVAILABLE IN THE FMB.
- THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE INTERNAL STORM WATER DRAINAGE NET WORK, RAINWATER HARVESTING AND SEWERAGE ALIGNMENT & DEBRIS & GARBAGES AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANT LAND ACCORDING TO THE EXISTING RULES IN FORCE AND AT ANY COST SEWAGE, DEBRIS & GARBAGES SHOULD NOT BE LET INTO FIELD CHANNEL.
- NO ENCROACHMENT ACTIVITIES SHOULD BE ENCOURAGED IN THE EXISTING FIELD CHANNELS RUNNING ACROSS/BOUNDARY/GOVERNMENT LAND ABUTTING THE APPLICANT LAND AND IT SHOULD BE MAINTAINED AS IT CONDITIONS AS PER REVENUE RECORDS (FMB). THE APPLICANT SHOULD MAINTAIN THE MEASUREMENT OF THE CHANNEL THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
- THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER IF SITUATION ARISES NECESSARY AND NEVER BE OBJECTED. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF WORK. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT & CULVERT CONSTRUCTION 2 NOS AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD / GOVERNMENT LANDS. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM PWD/WRD.
- THE APPLICANT SHOULD NOT BE OBJECTED AT ANY TIME FOR THE MAINTENANCE WORK/ IMPROVEMENTS WORK OF THE CHANNEL/TANK TO BE CARRIED OUT BY PWD/WRD.
- THE APPLICANT SHOULD NOT CARRY OUT ANY CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD. 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 APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.11,000/- (RUPEES ELEVEN THOUSAND ONLY) FOR UTILISING GOVERNMENT LAND OF 58 SQM IN THE SHAPE OF DEMAND DRAFT 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.33,000/- (RUPEES THIRTY THREE 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 SUBJECTED TO REVISION FROM TIME TO TIME AS PER GUIDELINE VALUE/ GOVERNMENT ORDERS.
- THE APPLICANT HAS TO PAY THE CAUTION DEPOSIT OF SUM OF RS.2,00,000/- (RUPEES TWO 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, 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 CUT & COVER 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 APPLICANTS, THE PERMISSION IS GRANTED. IF ANY DOCUMENTS SEEM TO BE FAKEMANIPULATED/FABRICATED, IN FUTURE THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE. HENCE, THE NOC IS ISSUED ONLY BASED ON THE DOCUMENTS SUBMITTED BY THE APPLICANT AND THE APPLICANT IS FULLY RESPONSIBLE OF GENUINETY OF THE DOCUMENTS SUBMITTED.
- 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 HIS 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.
- THE PROPOSED TWO RCC BOX CULVERT IN S.F.NO.222/2 FOR A SIZE 7.20Mx4.0M ACROSS THE FIELD CHANNEL SO AS TO ACCESS TO HIS LANDS IN S.F.NO.222/1 TO 222/3A AND 222/3A TO 221/2 OF PAKKAM VILLAGE 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 APPLICANTS 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 TWO RCC BOX CULVERTS / HYDRAULIC PARTICULARS ARE FURNISHED BELOW.
 TWO NOS. OF CULVERTS OF SIZE : 7.20M x 4.0M
 PROPOSED BED LEVEL OF CULVERT : (+)13.020M
 FSL : (+)14.570M
 PROPOSED DECK SLAB BOTTOM LEVEL : (+) 15.020M
- 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 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 ABUTMENT, WING WALL, RETURN WALL, ETC. 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. THE APPLICANT SHOULD NOT OBJECT THE COMMON PUBLIC FOR USING THE CULVERTS AT ANY TIME AND ANY COST.

LEGEND:
 SITE BOUNDARY PUBLIC PURPOSE PLOTS
 ROADS GIFTED TO THE LOCAL BODY E.W.S
 EXISTING ROAD CHENNEL
 PARK GIFTED TO THE LOCAL BODY NO DEVELOPMENT AREA, BUFFER ZONE

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE TECHNICAL OPINION REPORT ON INUNDATION POINT OF VIEW AS WELL PERMISSION FOR CONSTRUCTION OF TWO CULVERTS IN THE ABOVE PROPOSAL SITE AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND AS WELL AS LEGAL ENTITY.
 (II) DR RULE NO. 29 (9)
 THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO IV (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPT. CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED LAND IF REQUIRED FOR THEM. THE COST OF THE PLOT SHOULD NOT BE MORE THAN GUIDE LINE VALUE. IF THE PROMOTER ADDS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA.
 (III) DR RULE NO. 29 (10)
 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) DR RULE NO. 29 (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 COMPETENT AUTHORITY, SHALL BE BORNE BY THE APPLICANT.
 (V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.D8/75(3)/F-INUNDATION-PAKKAM/2018/11.01.2019 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.



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

THIRUVALLUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 221/2, 3 & 222/1, 3A, 3B, 3C OF PAKKAM 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 : 67
 L.O 2019

APPROVED
 VIDE LETTER NO : L1/15540/2018
 DATE : / 06 / 2019

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

