

TOTAL EXTENT (AS PER DOCUMENT) : 35126 SQ.M  
ROAD AREA : 11619 SQ.M  
PARK AREA (OSR) : 2457 SQ.M  
PUBLIC PURPOSE PLOTS (I - III) : 2882 SQ.M  
TOTAL NO. OF PLOTS : 203 NOS  
REGULAR PLOTS (1 TO 107) : 107 NOS  
EWS PLOTS (108 TO 203) (6356 SQ.M) : 96 NOS  
CONVENIENT SHOP : 1 NO.

**NOTE:**

- SPLAY- 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY  
PARK AREA } VIDE GIFT DEED DOC.NO: 7174 / 2017, DATED:21/08/2017, SRO @ AVADI

**CONDITIONS:**

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-INUNDATION-NEMAM/2016/M/ DT:11.07.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)27.200M (i.e. 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+)26.600M ABUTTING THE PROPOSED SITE).
  - THE ALL-ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+)27.200M (OR) 0.60M ABOVE THE TOP OF ABUTTING VILLAGE ROAD. 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 SIDE OF CHANNEL COURSE (S.F.No.52/1&372), SITE ON WEST SIDE (S.F.No.108 & 106), AND ON SOUTH SIDE CHANNEL IN S.F.No.134 SHOULD CONNECT THROUGH THE APPLICANT LAND TO CHANNEL IN S.F.No.372 & 52/1, AND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AT HIS OWN COST. THE BED LEVEL OF THE ABOVE CHANNEL SHOULD BE ASCERTAINED AND RESTORED 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 APPLICANT 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.
  - 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 DURING CONSTRUCTION.
  - THE PWD/WRD, WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE BUILDING PROPOSED BY HIM AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR CONSTRUCTION OF CULVERTS & INUNDATION POINT OF VIEW. THE APPLICANT SHOULD CONSTRUCT THE PROPOSED RCC BOX CULVERT AT HIS OWN COST. HE IS 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 APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
  - THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE DEBRIS & GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY ROAD, WATER BODIES, PUBLIC PLACES ETC.
  - THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR SEWERAGE TREATMENT AND ITS DISPOSAL AS PER NORMS AFTER OBTAINING NECESSARY PERMISSION FROM THE CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD AND AS PER THEIR NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME AND SHOULD NOT BE LET INTO THE NEARBY CHANNEL, OR ANY STORM WATER DRAINAGE DURING CONSTRUCTION.
  - THE APPLICANT SHOULD CLEARLY DEMARCATHE THE SOUTH & EAST SIDE BOUNDARY ABUTTING WATER COURSE AND THE SAME SHOULD BE CLEARLY DESILTED TO HAVE FREE FLOW OF WATER WITHOUT ANY HINDRANCE. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCRUCHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL. 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 HIS OWN COST WITHIN THE PROPOSED LAND, AFTER THE DURING/ COMPLETION OF CULVERT.
  - THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF HIS LAND WITH REVENUE (AS PER FMB) AND PWD OFFICIALS BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES AND SHOULD NOT ENCRUCH THE GOVERNMENT LAND.
  - THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD.
  - 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 COMMENCE OF WORK.
  - THE PROPOSED RCC BOX CULVERT-1 NO OF SIZE MENTIONED ABOVE ACROSS THE CHANNEL IN S.F.No.372, SO AS TO ACCESS THE SITE S.F.No.108 TO S.F.No.38 WITHIN THE APPLICANT 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 ENCRUCHMENT. IF THE APPLICANT 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.
  - THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE OF 90M WIDTH OF 5.0M AND HEIGHT OF 1.10M WITHIN HIS 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 ONLY AFTER THE EXISTING CHANNEL ORIGINAL BED LEVEL ASCERTAINED AND RESTORED FOR FLOW FROM NORTH TO SOUTH & WEST TO EAST DIRECTION.
- | S.NO. | CHANNEL S.F.No | ACCESS TO FROM | ACCESS TO TO | PROPOSED BED LEVEL IN M(+) | MFL IN M(+) | MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE | MINIMUM INNER HEIGHT IN MIBOTTOM LEVEL OF DECK SLAB | WIDTH OF CULVERT IN M | AREA OF CULVERT IN SQM | NO. OF VENT ALLOWED |
|-------|----------------|----------------|--------------|----------------------------|-------------|---|---|-----------------------|------------------------|---------------------|
| 1     | 372            | 108            | 38           | 26.100                     | 26.450      | 9.00  | 1.10 (+) 27.200M                                    | 5.0                   | 45.0                   | 1 No                |
| TOTAL |                |                |              |                            |             |   |   |                       |                        | 45.0                |
- BASED ON THE HYDRAULIC PARTICULARS MENTIONED ABOVE, THE APPLICANT SHOULD CONSTRUCT THE PROPOSED BOX CULVERT IN THE SPECIFIED S.F.No AT HIS OWN COST. 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 AND COMPLETION OF ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR MONITORING. THE PWD/WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND AFTER COMPLETION OF PROJECT ALSO.
  - THE APPLICANT SHOULD PROVIDE A PUCCA CONCRETE BED IN THE CHANNEL AT THE PROPOSED CULVERT SITE WITHOUT FAIL TO PROTECT THE BED OF CHANNEL.
  - 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 APPLICANT 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 & WITHOUT ENCRUCHMENT.
  - THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED BY THE APPLICANT AT HIS OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCRUCHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL WITHOUT ANY CHANGE.
  - THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.5,000/- (RUPEES FIVE THOUSAND ONLY) FOR 45 SQM 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.15,000/- (RUPEES FIFTEEN THOUSAND ONLY) IN ADVANCE BEFORE THE COMMENCEMENT OF WORK. DURING EXECUTION/ CONSTRUCTION OF ABOVE CULVERT IF ANY DEVIATION IN ABOVE MEASUREMENTS ACCORDINGLY THE LEASE RENT ALSO BE REVISED RESPECTIVELY.
  - THE APPLICANT HAS TO PAY SERVICE TAX 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 IS ALSO TO PAY THE CAUTION DEPOSIT OF SUM OF RS.1,00,000/- (RUPEES ONE 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 WAS COMPLETED WITHOUT ANY DAMAGE TO THE GOVERNMENT PROPERTY OR THE DAMAGE CAUSED DURING EXECUTION IF ANY WERE 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. FURTHER, THE LEASED PORTION 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 LEASE PORTION OF GOVERNMENT LAND (CULVERT & RETAINING WALL) AND SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED AND FOR THE PERIODICAL INSPECTION.
  - 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 WILL NOT BE REFUNDED. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED.
  - 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 COMMENCE OF WORK.
  - 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.
  - 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 RESPECTIVE THIRD PARTY / ASSOCIATION PERIODICALLY WITHOUT FAIL.

**(II) DR RULE NO: 29 (8)**

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO III (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 (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) 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.DB/TS(3)/F-INUNDATION-NEMAM/2016/M/ DT:11.07.2017. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI) THE APPLICANT SHOULD ABIDE BY THE OUT COME OF THE W.P.No:12947 OF 2017 FILED BEFORE THE HON'BLE HIGH COURT OF CHENNAI.

**LEGEND:**

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK (OSR)
- PUBLIC PURPOSE PLOTS
- EWS
- CHANNEL
- CONVENIENT SHOP
- STORM WATER CHANNEL
- NO DEVELOPMENT



PREPARED BY P-A-IV (S.M)

Checked by P.A.I  
A.P.(S.A)

**POONAMALLEE PANCHAYAT UNION**  
LAYOUT OF HOUSE SITES IN S.Nos:104/4, 106, 107, 108/1,2, 109 & S.No:113 OF NEMAM 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 : 46  
L.O NO : 2017

APPROVED  
VIDE LETTER NO : L1 / 16593 / 2016  
DATE : 27 / 09 / 2017

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY