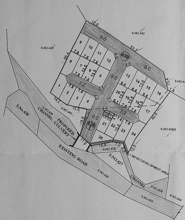

TOTAL EXTENT (LEAST EXTENT AS PER PATTA)	:	**4330 SQ.M**
ROAD AREA	:	**1563 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**29 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 14 SQ.M		
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 15 SQ.M		
NO.OF.PLOTS	:	**25 Nos.**

NOTE:
1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3. ROAD AREA / PUBLIC PURPOSE -1 (0.5%) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.6680/2020, DATED: 17.07.2020, @ SRO KUNDRATHUR.
4. PUBLIC PURPOSE - 2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.6679/2020, DATED: 17.07.2020, @ SRO KUNDRATHUR.

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO. DB / T5 (3) / F - KUNDRATHUR-B VILLAGE- II / 2020 / DATED:31.12.2020, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The applicants' land should be filled with earth filling with proper compaction to the minimum Level of (+)19.150 M i.e. 0.44m above the sill level from Sluice No 4 of Chemparambakkam tank which is (+)18.710 m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 2.05m to 2.10m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.

2.The all round pavement level within the site should be less than 19.150m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral) of suitable sizes and the same should be connected to the local drain/channel, rainwater harvesting and sewerage treatment and its disposal and garbages/debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into drain /channel/course at any cost and the debris and other materials should not be dumped into the drain /surplus course obstructing free flow of water. The applicants should make drainage network, at their own cost and the same is to be connected to natural storm water drainage/channel There should not be any hindrance to the free flow of internal drain to downstream.

3.Since the site exists in close proximity with the channel on South, the necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No.4367 / 2019 BA2 / 13.03.2019) during development. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from PWD/WRD.

4.The applicants should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Southern side in the presence of Revenue and PWD / WRD authorities. The applicants should also maintain the measurement of the width of the channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at their own cost.

5.The permission granted to the applicants, 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 applicants are solely responsible of genuinety of the documents submitted.

6.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 with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands.

7.The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

8.The applicants should not object at any time for the maintenance works /improvement works of the channel which are proposed to be carried out by PWD/WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records [FMB], which are proposed to be carried out by PWD/WRD in future periodically.

9.The sewage water from the applicants' land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made for the same by the applicants, and as well as the construction materials/debris/garbages should not be dumped into the channel/river at any cost.

At any cost, sewage/sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

10. The applicants should get clearance certificate for their site from the Revenue department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

11.PWD /WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government Lands / river. The NOC for their site from the PWD/WRD is purely issued on the basis of inundation point of view.

12.The Channel in S.F.No.426 on South side of the applicant land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed 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 channel as per Revenue records (FMB) along & within the stretch of applicant's land should be maintained properly without any change and without encroachments.

13.The Government channel in S.F.No.426 stretch abutting the applicant boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the channel should be maintained without encroachments 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 applicants 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 also

14.The applicants should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.

15.The proposed small bridge should be constructed by the applicants only, across the field channel in Survey No.426 of Kundrathur - B Village, Thiruvallur District as earmarked in the sketch and the applicant should strictly adhere to maintain the above hydraulic particulars of the channel. The applicants should construct the small bridge with size as mentioned in the table below as earmarked in the sketch at their own cost for temporary occupation for three years from the date of agreement. If the applicant's land/road available on both sides of the channel, their permission is eligible for construction of small bridge. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments. However if the CMDA insists for more culverts, the applicants should get separate prior permission from this department without fail.

The bed level of the bridge should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for flow direction. The applicant should provide a pucca concrete bed in the channel at the proposed bridge sites without fail in order to avoid erosion.

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 /BOTTOM LEVEL OF DECK SLAB	WIDTH OF BRIDGE IN M	AREA OF BRIDGE IN SQ.M	NO.OF VENTS ALLOWED
		FROM	TO							
1	426	438/1	429 ROAD	TO BE ASCERTAINED BY EE,PWD (BELOW (+)16.395m)	18.395	AS PER FMB (11.40+6.20)/2m = 8.8m	2.30m /(+)18.695m	(11.00 + 13.00)/2 = 12m	105.60	2 Nos.
If pile foundation is prescribed by the design the pile cap top should be at 0.60m below the specified bed level i.e.(+)16.395M-0.60=(+)15.800m. Also the piers should be designed as single round coloumns and should not be in the form of nosing pier. The bottom portion of the bridge should be provided by pucca connecting at bed level (+) 16.395m. so as to protect the erosion in future at their own cost.								TOTAL	105.60 SQ.M	

16.Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC small bridge 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 regarding hydraulic particulars. 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 bridge should be reported to the Executive Engineer.

17.The applicant should pay an annual lease rent of Rs.32,000/- (Rupees thirty two thousand only) for occupation of 105 60 sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD., WRD. Kosasthalaiyar Basin Division, Thiruvallur and should be paid at one lumpsum for three years of Rs.96,000/- (Rupees ninety six thousand only) in advance before the commencement of work. During execution/ after construction of above bridge, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.

18.The applicant have to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

19.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.

20.The applicant should 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 based on the certificate received from concerned Assistant Executive Engineer of WRD department stating that the construction work (bridge 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.

21.The construction of Abutment, Wing wall, Return wall, etc., should be constructed for the above proposed bridge and should also 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.

22.The applicants 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 common public schemes, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

23.The above proposed bridge will be the Government PWD/WRD property after the construction. The applicants should not claim any privilege on the above lease portion of Government land (bridge land, bridge, 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.

24.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 bridge.

25.The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the bridge proposed by the applicants and PWD/WRD specifically recommend only for construction of bridge. The applicants should construct the proposed RCC small bridge at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed bridge and at any cost, PWD/ WRD will not be held responsible for design and drawing adopted for proposed construction of RCC bridge.

26.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 bridge will also be removed without any correspondence, for which applicants are not entitled for any compensation and as well as legal entity.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' responsibility and it is only for reference purpose to this department The legal validity of this document should be verified by the Development / Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion on inundation point of view as well as temporary permission for the construction of bridge across the channel to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. **DB / T5 (3) / F - KUNDRATHUR-B VILLAGE** -II/2020/ DATED: **31.12.2020**, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) TNCDBR - 2019, RULE NO. 47(8)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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 FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT

(IV)TNCDBR 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- CHANNEL
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- NO DEVELOPMENT AREA

CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D / L.O NO. 19 / 2021

APPROVED

VIDE LETTER NO : L1 / 16625 / 2019

DATE : 24/ 02 / 2021

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

PREPARED BY 23/2/2021 — P.A.I 23/02/2021 — A.P. 23/02/2021

KUNDRATHUR TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 438/1 AND S.No.439 OF KUNDRATHUR 'B' VILLAGE.

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