

TOTAL EXTENT : 40873 SQ.M
ROAD AREA : 13134 SQ.M
PARK AREA : 2795 SQ.M
PUBLIC PURPOSE PLOTS (I - II) : 2790 SQ.M
TOTAL NO. OF PLOTS : 205 NOS
REGULAR PLOTS (1 TO 159) : 159 NOS
EWS PLOTS (160 TO 205) (2947 SQ.M) : 46 NOS

NOTE:
 1. SPLAY- 3.0M x 3.0M, 1.5M x 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY
 PARK AREA VIDE GIFT DEED DOC.NO: 14519 / 2017, DATED:01/11/2017, SRO @ AMBATTUR

CONDITIONS:

- (I). THE FOLLOWING CONDITIONS OF PWD VIDE CE. PWD., WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TSQ/F-1 & C - AMBATHUR/2017, DT:05.10.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- The proposed RCC Box Culverts 3 Nos of size & in S.F.Nos as mentioned above should be constructed across the channel within the applicant's 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. Only if the applicant's land/road available on both sides of the channel this permission is eligible for construction of culverts. 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 box culverts shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width as specified below, and should be well within applicants land 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 and only after the existing channel original bed level is ascertained and restored for flow from North to South direction. The hydraulic particulars of proposed Culvert are as follows:-
- | S. No. | Channel S.F.No. | Access to S.F.No. | Proposed Bed level (M+) | Min. in (M+) | Minimum inner width of channel as per FMB Average | Minimum inner vent height bottom level of deck slab | Width of culvert in M. | Area of culvert in Sqm. | No of culverts allowed |
|--------------|-------------------|-------------------|-------------------------|--------------|---|---|------------------------|-------------------------|------------------------|
| 1 | 549/
T.S.No.41 | 547 335 | 13.800 | 14.500 | (5.00+0.0)/2 | (+115.300/
1.50m) | 9.0 | 40.50 | 1 No |
| 2 | 339/
T.S.No.41 | 340 338 | 13.780 | 14.550 | (8.80+0.20)/2 | (+115.280/
1.50m) | 7.20 | 64.80 | 1 No |
| 3 | 339/
T.S.No.41 | 340 338 | 13.750 | 14.550 | (5.40+5.20)/2 | (+115.250/
1.50m) | 12.0 | 63.60 | 1 No |
| Total | | | | | | | | | 3 Nos |
- The PWD/WRD., specifically recommend only for construction of Culverts & inundation point of view. The applicant should construct the proposed RCC Box Culverts at their own cost. They are solely responsible for the structural safety and stability of the proposed culverts, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.
 - 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 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 applicant should pay an annual lease rent of Rs.5, 10,000/- (Rupees five lakh and ten thousand only) for utilizing of 168.90SqM 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 lumpsum for three years of Rs.15,30,000/- (Rupees fifteen lakh and thirty 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 be 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 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.
 - 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 land to be handed over to this department as is in condition.
 - The above proposed culverts 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 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.
 - 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 culverts 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 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 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.
 - The Government field channel stretch abutting the boundary S.F.No.504 & 339 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 their own cost within the proposed land, after the completion of culvert.
 - 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 provide a pucca concrete bed in the channel at the proposed culverts sites without fail.
 - The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.
 - The applicants land should be filled with earth with proper compaction to the level of (+)15.950m 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 a depth varying from 1.39m to 1.62m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)15.950m and i.e.1.49m above the existing road butting the site as (+)14.460m.
 - The all-round pavement level within the site should not be less than (+)15.950m.
 - The channel S.F.Nos.549, 339 & 504 within the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants 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 stretch of applicants land should be maintained properly without any change at any cost.
 - The applicant should clearly demarcate the boundary of their land abutting the channel (S.F.No. 549, 339 & 504) 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. 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. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work.
 - The applicant should abide by rules and regulation of the PWD/WRD from time to time. The applicant also abide court of law of both State and Central Government from time to time.

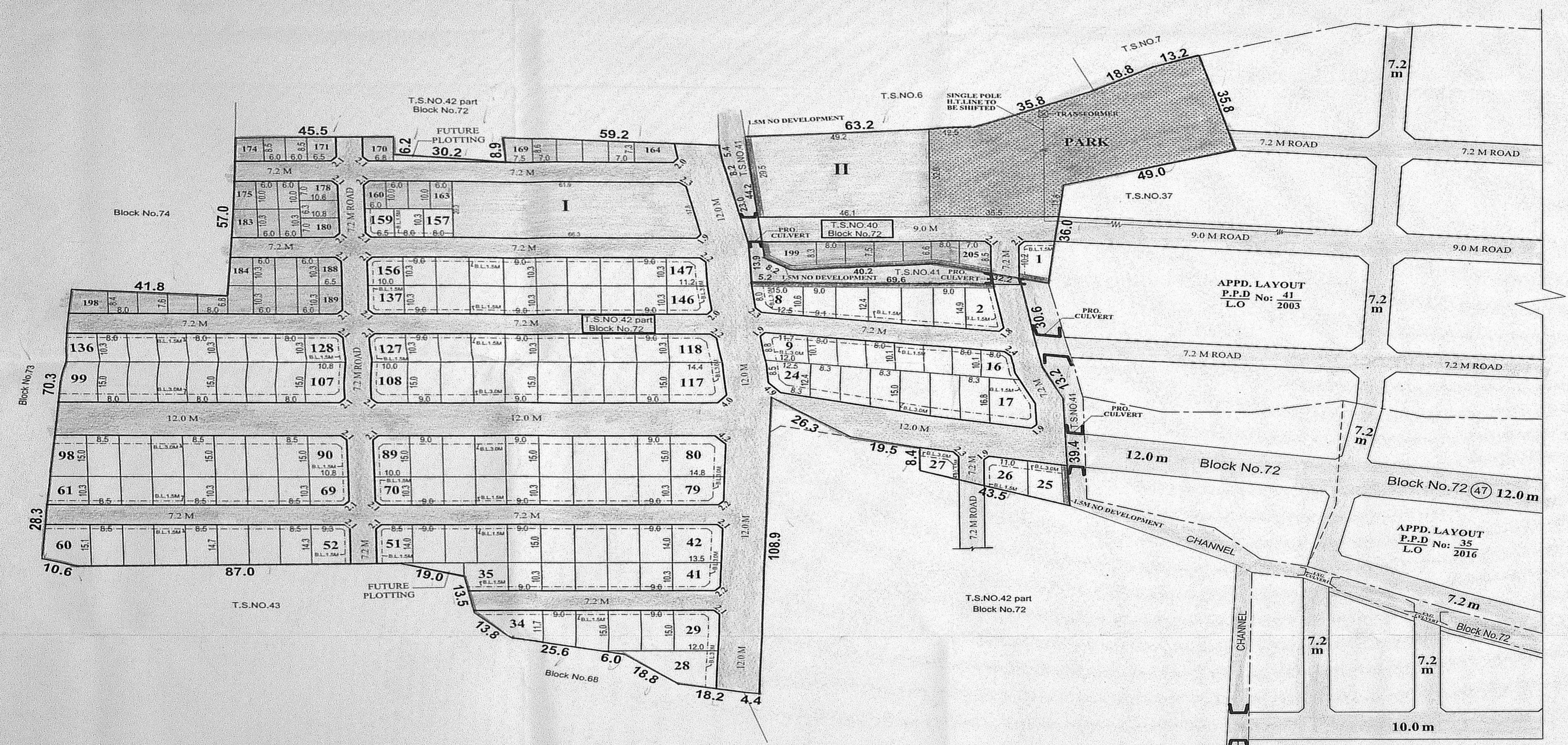
(II). DR RULE NO: 29 (8)
 THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO II (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPT. CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED 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/TSQ/F-1 & C - AMBATHUR/2017, DT:05.10.2017. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:
 SITE BOUNDARY
 ROADS ALREADY GIFTED
 EXISTING ROAD
 PARK ALREADY GIFTED
 PUBLIC PURPOSE PLOTS
 EWS
 CHANNEL
 NO DEVELOPMENT



PREPARED BY P.A.V (S.M)

CHECKED BY P.A.I (S.R)

A.P.(S.A)

GREATER CHENNAI CORPORATION, ZONE-VII
LAYOUT OF HOUSE SITES IN T.S.Nos:40 (OLD S.No.335) & T.S.No.42pt (OLD S.Nos.340, 542pt, 543pt, 544, 545, 546, 547, 548pt) IN BLOCK No.72, WARD-B OF AMBATTUR 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 : 56
 L.O NO : 2017

APPROVED

VIDE LETTER NO : L1 / 5022 / 2017
 DATE : 05 / 12 / 2017

S. S. Srinivasan
 05/12/2017
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

