

TOTAL EXTENT (AS PER DOC.) : 27049 SQ.M  
 ROAD AREA : 7878 SQ.M  
 PARK AREA : 1938 SQ.M  
 PUBLIC PURPOSE PLOTS (1&2) : 193 SQ.M  
 REGULAR PLOTS (1 TO 146) : 146 Nos  
 E.W.S PLOTS (1936 SQ.M) (147 TO 174) : 28 Nos  
 TOTAL NO.OF.PLOTS : 174 Nos  
 SHOP SITE : 5 Nos

NOTE:  
 1. SPLAY - 1.5M X 1.5M, 3.0X3.0M  
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.  
 3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18107/2019, DATED: 24.12.2019, @ SRO AVADL.  
 4. PUBLIC PURPOSE - 2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.1125/2020, DATED:31.01.2020, @ SRO AVADL.

**CONDITIONS:**

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)F-I&C-KUTHAMBAKKAM&NEMAM/2019/M/30.07.2019 & AMENDMENT LETTER NO.DB/TS(3)F-I&C-KUTHAMBAKKAM&NEMAM/2019/M/30.08.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- (2) THE APPLICANT LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+)26.980M 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 AVERAGE DEPTH OF 1.36M TO 2.12M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)12.315M AND I.e. SAME LEVEL OF THE DEEPEST SLUCE SILL LEVEL OF NEMAM TANK WHICH IS (+)26.980M. THE ALL-ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+)26.980M.
- (3) THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NET WORK (PERIPHERAL & LATERAL), RAINWATER HARVESTING ROADS (PERIPHERAL & LATERAL) AND SEWERAGE ALIGNMENT & GARBAGES / DEBRIS AND OTHER SOLID WASTER MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANT LAND ACCORDING TO THE EXISTING RULES IN FORCE AND SHOULD GET PROPER APPROVAL FROM THE COMPETENT AUTHORITY WITHOUT FAIL.  
THE SEWAGE OR ANY UNHYGIENIC DRAINAGE SHOULD NOT BE LET INTO THE 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 APPLICANT SHOULD MAKE DRAIN NETWORKS AT HIS OWN COST AND THE SAME IS TO BE CONNECTED TO THE NATURAL STORM WATER DRAINAGE OR CHANNEL.
- (4) THE APPLICANT FOR THEIR LAND SHOULD GET A CLEARANCE CERTIFICATE FROM THE REVENUE DEPARTMENT TO MAKE SURE THAT THE SITE IS NOT AN ENCROACHED PROPERTY OF THE WATER BODY. THE APPLICANT SHOULD CLEARLY DEMARCAT THE BOUNDARY OF THEIR LAND ABUTTING THE CHANNEL IN S.F.NO.128 ON SOUTHERN SIDE AND CHANNEL IN S.F.NO.127 IN BETWEEN THE SITE, BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD CONCERNED WITHOUT FAIL AND SHOULD NOT ENCRACH THE CHANNEL ABUTTING THE LAND.
- (5) THE SURPLUS COURSE IN S.NO.127 & 128 ALONG THE BOUNDARY AS WELL AS IN BETWEEN OF APPLICANT'S LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE AS WELL AS BED LINING CONCRETE OF THE DRAIN AS PER THE FMB AT THE APPLICANT'S OWN COST. THE BED LEVEL OF THE ABOVE COURSE 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 FIELD DRAIN AS PER REVENUE RECORDS (FMB) ALONG & WITHIN THE STRETCH OF APPLICANT'S LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AND NO ENCROACHMENTS.
- (6) ALSO THE FIELD CHANNEL IN S.F.NO.127 IS RUNNING IN BETWEEN THE APPLICANT LAND ENDS WITHIN THE APPLICANT SITE ITSELF AND THE BYE-MASS CHANNEL OR PLAN MARKED CHANNEL IS RUNNING IN THE APPLICANT LAND IN S.F.NO.120,121,122,123,124 & 126 OF KUTHAMBAKKAM VILLAGE FROM WEST TO EAST DIRECTIONS. HENCE, THE APPLICANT SHOULD ARRANGE FOR CONNECTING THE FIELD CHANNEL IN S.F.NO.127 AND PATTI CHANNEL IN S.F.NO.120, 121, 122, 123, 124 & 126 OF KUTHAMBAKKAM VILLAGE SO THAT THE RAIN WATER OR WATER FOR IRRIGATION COULD NOT BE AFFECTED WITHOUT ANY HINDRANCE SINCE, THERE IS NO OTHER DRAINAGE FACILITY CURRENTLY AVAILABLE AROUND THE SURROUNDINGS UNDER THE REFERENCE.
- (7) THE GOVERNMENT SURPLUS COURSE STRETCH ABUTTING THE APPLICANT BOUNDARY IN S.NO.127 & 128 SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT HIS OWN COST. THE WIDTH OF THE COURSE SHOULD BE MAINTAINED WITHOUT ENCROACHMENT AS PER REVENUE RECORDS AND THE HYDRAULIC PARAMETERS OF THE FIELD DRAIN SHOULD BE MAINTAINED. THE APPLICANT SHOULD MAKE NECESSARY PERIODICAL ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE EXISTING DRAIN TO THE DOWNSIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO, THE APPLICANT SHOULD DESILT THE DRAIN PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT HIS OWN COST WITHIN THE PROPOSED LAND, EVEN AFTER THE COMPLETING OF PROJECT ALSO.
- (8) THE APPLICANT SHOULD SPECIFICALLY PREPARE THE LAYOUT PROPOSAL AND PROVIDE NECESSARY SETBACK DISTANCE AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA (CIRCULAR - 13.03.2019) ON SOUTHERN BOUNDARY ABUTTING ODAI IN S.F.NO.128 & BOTH SIDE ALONG THE CHANNEL COURSE IN S.F.NO.127 IN BETWEEN THE APPLICANT SITE TO FACILITATE ACCESS TO THE SITE WITHOUT ANY HINDRANCE TO THE MOVEMENT OF HEAVY MACHINERY FOR EXECUTING THE MAINTENANCE/IMPROVEMENT/DEVELOPMENT WORKS BY PWD/WRD IN FUTURE PERIODICALLY.
- (9) THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL. THE WATERWAY HAS TO BE MAINTAINED PROPERLY WITHOUT ANY DUMPING OF GARBAGE AND OTHER BLOCKING MATERIALS. THE APPLICANT SHOULD NOT MAKE HINDRANCE TO THE FREE FLOW OF WATER IN THE CHANNEL AND SHOULD REMOVE OBSTRUCTION IF ANY FOUND IN THE CHANNEL WITHIN HIS BOUNDARY AT HIS OWN COST AND IT SHOULD BE MAINTAINED PERIODICALLY BY THE APPLICANT.
- (10) THE APPLICANT SHOULD NOT OBJECT AT ANY TIME FOR THE MAINTENANCE WORK / IMPROVEMENTS WORK OF THE CHANNEL TO BE CARRIED OUT BY PWD/WRD. THE APPLICANT SHOULD NOT DUMP THE GARBAGES/DEBRIS IN THE CHANNEL AND AVOID THE SEWAGE WATER INTO THE CHANNEL, ETC., 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) ARE TO BE CARRIED OUT BY PWD/WRD IN FUTURE PERIODICALLY.
- (11) THE PROPOSED RCC BOX CULVERT OF SIZE & IN S.F.NO. MENTIONED BELOW SHOULD BE CONSTRUCTED ACROSS THE CHANNEL 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 ENCROACHMENTS. ONLY IF THE APPLICANT'S 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 SITE 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 CULVERT IN FUTURE.
- (12) THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE, WIDTH AND HEIGHT FOR A CULVERT WIDTH ARE SPECIFIED BELOW SHOULD BE WELL WITHIN THE 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. ON ASCERTAINING THE EXISTING SITE CONDITIONS, THE HYDRAULIC PARTICULARS FOR THE PROPOSED CULVERT ARE GIVEN BELOW:  

S. Channel No	Access to S.F.No/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 or bottom level of deck slab	Width of Culvert in M	Area of culvert in SQ.M	No. of vents allowed
1	126/1A, 23/1	24.960	26.230	3.80m	2.05m	7.50	28.50	1 No.
Total							28.50	
- (13) THE BED LEVEL OF THE CULVERT SHOULD BE FIXED IN PRESENCE OF THE EXECUTIVE ENGINEER CONCERNED ONLY AFTER THE EXISTING CHANNEL ORIGINAL BED LEVEL ASCERTAINED AND RESTORED FOR THE FLOW DIRECTION FROM ITS ORIGINATES.

S. Channel No	Access to S.F.No/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 or bottom level of deck slab	Width of Culvert in M	Area of culvert in SQ.M	No. of vents allowed
1	126/1A, 23/1	24.960	26.230	3.80m	2.05m	7.50	28.50	1 No.
Total							28.50	

- (1) 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 REGARDING HYDRAULIC PARTICULARS 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.
- (2) THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS. 1,900/- (RUPEES ONE THOUSAND AND NINE HUNDRED ONLY) FOR UTILISING GOVERNMENT LAND OF 28.50 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.5,700/- (RUPEES FIVE THOUSAND AND SEVEN HUNDRED ONLY) IN ADVANCE BEFORE THE COMMENCEMENT OF WORK. DURING EXECUTION & AFTER CONSTRUCTION OF CULVERT, IF ANY DEVIATIONS ARE NOTED IN ABOVE MEASUREMENTS ACCORDINGLY THE LEASE RENT ALSO IS REVISED RESPECTIVELY.
- (3) THE APPLICANT HAS TO PAY SERVICE TAX, GST ETC., SEPARATELY AS PER NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME WITHOUT FAIL.
- (4) 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.
- (5) THE APPLICANT HAS 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 STATING THAT THE CONSTRUCTION WORK 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.
- (6) 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 APPLICANTS ARE NOT ENTITLED FOR ANY COMPENSATION AND AS WELL AS LEGAL ENTITY. FURTHER, THE LEASED PORTION OF LAND IS TO BE HANDED OVER TO THIS DEPARTMENT IN ORIGINAL CONDITION.
- (7) 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 AND SHOULD ALLOW THE PWD/WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED AND FOR THE PERIODICAL INSPECTION.
- (8) 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 CULVERT ALSO REMOVED WITHOUT ANY CORRESPONDENCE FOR WHICH APPLICANT IS NOT ENTITLED FOR ANY COMPENSATION AND AS WELL AS LEGAL ENTITY.
- (9) THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED FOR FREQUENT INSPECTION BY THE APPLICANT AT HIS 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.
- (10) THE ABUTMENT, WING WALL, RETURN WALL, ETC., FOR EACH OF THE ABOVE PROPOSED CULVERT SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANT'S 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.
- (11) 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.
- (12) 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. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED CULVERT AND AT ANY COST PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
- (13) 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.
- (14) 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. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
- (15) 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.
- (16) THE APPLICANT 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.  
 THE TRUENESS OF THE DOCUMENT RECEIVED FROM THE APPLICANT IN RESPECT TO THE OWNERSHIP IS PURELY OF APPLICANT RESPONSIBILITY AND IT IS ONLY FOR REFERENCE PURPOSE TO THIS DEPARTMENT. THE LEGAL VALIDITY OF THIS DOCUMENT SHOULD BE VERIFIED AND ENSURED BY THE DEVELOPMENT/ REVENUE AUTHORITIES.  
 FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION ALONG WITH NOC ON INUNDATION POINT OF VIEW AS WELL AS TEMPORARY PERMISSION FOR CONSTRUCTION OF RCC CULVERT FOR THE ABOVE PROPOSED SITE AND IN EVENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.

(17) INDCDR-2019, RULE NO- 47 (8)  
 ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, 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.  
 (18) INDCDR-2019, RULE NO- 47 (9)  
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.  
 (19) INDCDR-2019, 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.  
 (V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)F-I&C-KUTHAMBAKKAM&NEMAM/2019/M/30.07.2019 & AMENDMENT LETTER NO.DB/TS(3)F-I&C-KUTHAMBAKKAM&NEMAM/2019/M/30.08.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.  
 @ 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
  - PARK GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
  - EWS
  - CHANNEL
  - NO DEVELOPMENT AREA
  - SHOP

