

TOTAL EXTENT (AS PER PATTI) : 3700 SQ.M
 ROAD AREA : 810 SQ.M
 TOTAL No. OF PLOTS : 30 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY
 VIDE GIFT DEED DOC.NO: 2598 / 2019, DATED: 19.03.2019 @ SRO, REDHILLS

CONDITIONS :

(I) THE FOLLOWING AND OTHER CONDITIONS OF WRD VIDE THE CE, PWD., WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.DB/T5(3)/F-007596&003249-INUNDATION-VILANGADUPAKKAM/2017, DATED:11.04.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

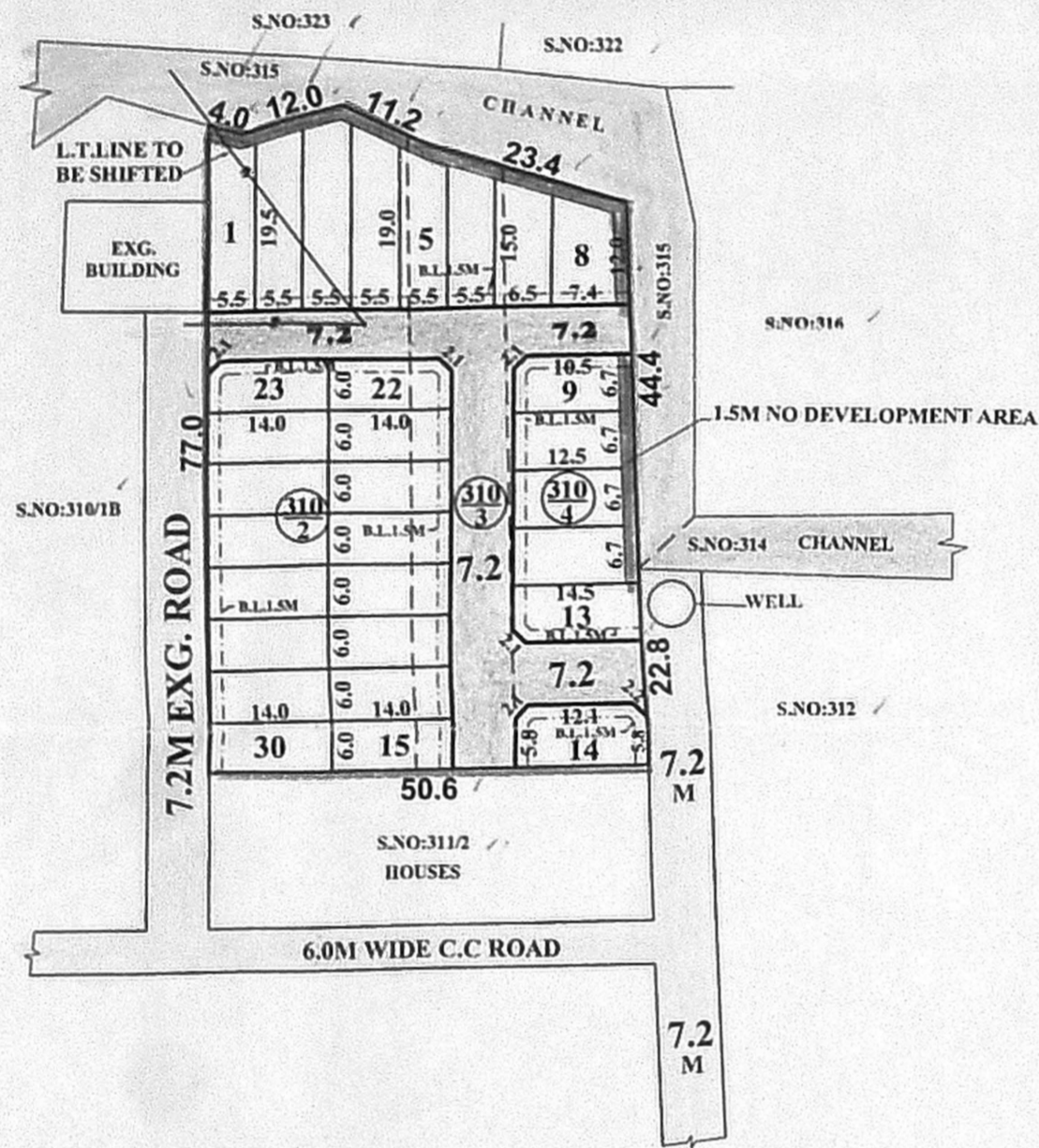
- (1) THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE MINIMUM LEVEL OF (+)8.650M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING-AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION FOR A DEPTH VARYING FROM 1.53M TO 1.62M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A MINIMUM LEVEL OF (+)8.650M AND I.E.1.20M ABOVE THE EXISTING REDHILLS - VILANGADUPAKKAM ROAD LEVEL IS (+)7.450M ABUTTING SOUTHERN SIDE OF THE APPLICANT LAND. THE ALL-ROUND ENTIRE PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)8.650M.
- (2) THE CHANNELS ALONG THE BOUNDARY AND WITHIN THE STRETCH OF APPLICANTS LAND IN S.F.NO.315 & 314 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 RESTORED BEFORE COMMENCING THE DEVELOPMENT ACTIVITY IN THE PRESENCE OF THE CONCERNED PWD/WRD EXECUTIVE ENGINEER. MOREOVER THE WIDTH OF ENTIRE FIELD CHANNELS AS PER REVENUE RECORDS (FMB) ALONG & WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AND ENCROACHMENT AT ANY COST.
- (3) THE APPLICANT SHOULD CLEARLY DEMARCATHE HER BOUNDARY ESPECIALLY ON THE EASTERN & NORTHERN SIDE ABUTTING THE SITE (S.F.No.315&314) 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 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.
- (4) THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE APPLICANT BOUNDARY S.F.No.315&314 SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT HER 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 HER OWN COST WITHIN THE PROPOSED LAND, AFTER THE COMPLETION OF PROJECT.
- (5) THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS WITHOUT PRIOR PERMISSION FROM PWD/WRD.
- (6) THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE INTERNAL STORM WATER DRAINAGE NETWORK, RAINWATER HARVESTING AND SEWERAGE ALIGNMENT & GARBAGES AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANT LAND ACCORDING TO THE EXISTING RULES IN FORCE.
- (7) 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. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINETY OF THE DOCUMENTS SUBMITTED.
- (8) THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THERAFTER. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCE OF WORK. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/ GOVERNMENT LANDS.
- (9) THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS 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.
- (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.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION WITH NOC OF INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED LAYOUT SITE AND IN EVENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.

(II). DR RULE NO: 29 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS INRESPECT 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO.DB/T5(3)/F-007596&003249-INUNDATION-VILANGADUPAKKAM/2017, DATED:11.04.2018. AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.



LEGEND

- ▬ SITE BOUNDARY
- ▬ ROADS GIFTED TO THE LOCAL BODY
- ▬ EXISTING ROAD
- ▬ CHANNEL
- ▬ NO DEVELOPMENT AREA

CONDITIONS:
 THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO: 52
 L.O 2019
APPROVED
 VIDE LETTER NO : L1 / 6851 / 2017
 DATE : / 04 / 2019

FOR SENIOR PLANNER (MSB)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

PREPARED BY P.A-IV (S.M) 24/04/19
 CHECKED BY P.A.II (N.B.V) 24/04/2019
 A.P.(S.A)

PUZHAL PANCHAYAT UNION
 LAYOUT OF HOUSE SITES IN S.No: 310 / 2,3,4 OF VILANGADUPAKKAM VILLAGE.
 SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

