

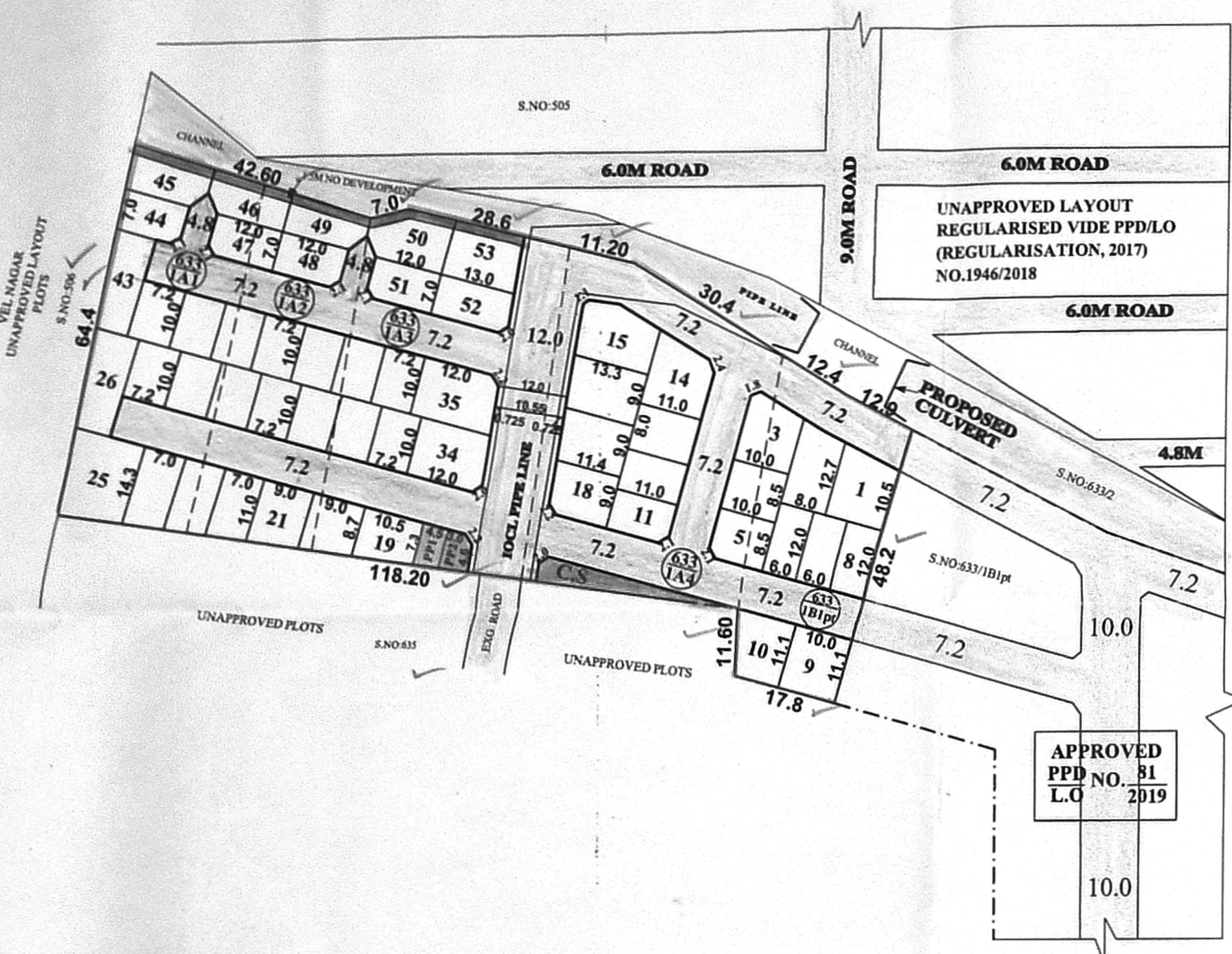
TOTAL EXTENT (AS PER DOC.) = 7972 Sq.M
ROAD AREA = 2787 Sq.M
PUBLIC PURPOSE AREA (1%) = 61 Sq.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 31.5 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 29.5 Sq.m
TOTAL NO. OF PLOTS = 53 Nos.
CONVENIENT SHOP = 1 No.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.
- ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
- PUBLIC PURPOSE-1 (0.5%) DOC.NO: 7067/2019, DATED:24.09.2019 @ SRO, PADAPPAI
- PUBLIC PURPOSE-2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOC.NO: 7066/2019, DATED:24.09.2019 @ SRO, PADAPPAI

CONDITIONS:

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-NANDAMBAKKAM VILLAGE-1&C/2019/M/31.07.2019 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 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)24.00M. THE DEPTH OF FILLING VARYING FROM 2.20M TO 2.55M I.e., VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION.
 - THE ALL ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+)24.00M.
 - THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LANDS AS PER REVENUE RECORDS WITHOUT ANY ENCROACHMENT BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF THE REVENUE AND PWD/WRD AUTHORITIES. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION & CONSTRUCTION OF CULVERT AND DOES NOT DELIVER ANY RIGHT TO THE APPLICANT TO ENCROACH THE PWD/ GOVERNMENT LANDS.
 - THE PWD/WRD, WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT SPECIFICALLY RECOMMEND ONLY FOR CONSTRUCTION OF CULVERT & INUNDATION POINT OF VIEW. THE APPLICANT SHOULD CONSTRUCT THE PROPOSED RCC BOX CULVERT AT THEIR OWN COST. THEY ARE 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 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.633/2, SO AS TO ACROSS THE SITE S.F.NO.633/1A4 TO 595/7B WITHIN THE APPLICANTS LANDS FOR TEMPORARY OCCUPATION OF THREE YEARS.
 - BASED ON THE HYDRAULIC PARTICULARS, 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, ADYAR BASIN DIVISION, KANCHIPURAM DISTRICT FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK. THE WORK SCHEDULE AND COMPLETION OF THE ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD, WRD, ADYAR RIVER DIVISION, KANCHIPURAM DISTRICT 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 PROPOSED RCC BOX CULVERT 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 APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.9,000/- (RUPEES NINE THOUSAND ONLY) FOR OCCUPATION OF 36 SQM IN THE SHAPE OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, ADYAR DIVISION, KANCHIPURAM AND IT SHOULD BE PAID AT ONE LUMP SUM FOR THE YEARS OF RS.27,000/- IN ADVANCE BEFORE 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 SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF THE LAND AND IT 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 AND SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED 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 RESPECTIVE THIRD PARTY / ASSOCIATION PERIODICALLY WITHOUT FAIL.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS FIELD CHANNEL IN THE ABOVE SURVEY NUMBER & AS WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.
- (ii) 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.
- (iii) TNCDBR-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.
- (iv) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-NANDAMBAKKAM VILLAGE-1&C/2019/M/31.07.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- (v) THE FOLLOWING CONDITIONS OF INDIAN OIL CORPORATION LIMITED, SOUTHERN REGION PIPELINES, CHENNAI PUMP STATION, MANALI, CHENNAI-68 IN THE LETTER NO.SRPL/MAN/ML/19-20/67, DATED.16.08.2019 ARE TO BE COMPLIED BY THE APPLICANT WHILE DEVELOPING THE LAYOUT IN THE SITE UNDER REFERENCE :
 THROUGH THESE PLOTS, IOCL'S CHENNAI ATFFL IS TRAVERSING AT CH. 74.8 KM EX-MANALI, WHICH IS A CRITICAL PIPELINE, ENGAGED IN SUPPLY OF AVIATION TURBINE FUEL TO CHENNAI INTERNATIONAL AIRPORT, MEENAMBAKKAM IN THE ABOVE MENTIONED SURVEY NOS., RIGHT OF WAY HAS BEEN ACQUIRED BY IOCL FOR LAYING OF CHENNAI ATFFL PIPELINE AS PER PETROLEUM AND MINERALS PIPELINES ACT, 1962.
- BEING A CRITICAL PIPELINE, ANY DAMAGE TO THIS PIPELINE MAY POSE A THREAT TO THE NEARBY RESIDENTS AND MAY DISRUPT AIRLINE OPERATION AT CHENNAI AIRPORT. CONSTRUCTION OF ROAD AND PARK SPACE OVER PETROLEUM PIPELINES RIGHT OF WAY IS NOT PERMITTED, AS PER PETROLEUM AND MINERALS PIPELINES ACT, 1962 AND PETROLEUM RULES, 2002.
- HOWEVER, AFTER REVIEWING THE REQUEST OF M/S LEO HOUSING (P) LTD, CONSTRUCTION OF TEMPORARY REMOVABLE ROAD MADE OF INTERCONNECTING CONCRETE PAVER BLOCKS CAN BE CONSIDERED AS AN EXCEPTIONAL CASE SUBJECT TO THE FOLLOWING CONDITIONS:
- CONSTRUCTION OF PERMANENT ROAD OF COAL TAR/CC/RCC ETC. ROAD IS STRICTLY PROHIBITED OVER IOCL'S ROW. PARTY TO BE ASKED TO RESTRAIN FROM THESE.
 - BEFORE CONSTRUCTION OF TEMPORARY REMOVABLE ROAD OF INTERCONNECTING CONCRETE PAVER BLOCKS AT THE PIPELINE CROSSING SITES, THE PARTY SHALL SUBMIT DETAILED PLANS AND DRAWINGS FOR IOCL'S APPROVAL. THE CONSTRUCTION IN IOCL'S ROW SHALL NOT COMMENCE WITHOUT THE SAID APPROVAL, SUBMISSION OF AGREEMENT AND INDEMNITY LETTER BY PARTY.
 - THE PARTY SHALL ENSURE THAT IOCL'S PIPELINE TEST LEAD POINTS, PIPELINE MARKERS, CP CABLES & OFC ETC., ON ROW ARE NOT DAMAGED DURING THE CONSTRUCTION. IN CASE OF ANY DAMAGE TO ANY SUCH APPURTENANCES, THE SAME SHALL BE RECTIFIED BY THE PARTY INCLUDING ALL ITS SUCCESSORS AND ASSIGNS, AT ITS RISK & COST UNDER SUPERVISION OF IOCL.
 - THE IOCL SHALL HAVE NO RESPONSIBILITY FOR PRESERVATION OF PARTY'S ESSENTIAL SERVICES OR ANY OTHER PROPERTY / PERSONNEL FROM INJURY OR DAMAGE WHATSOEVER ARISING DUE TO LEAK, BURST, OR ANY OTHER ACT PERFORMED FOR MAINTENANCE / INSPECTION OF THE IOCL'S PIPELINES ON THE SAID ROW. THE IOCL SHALL BE KEPT FULLY INDEMNIFIED FOR /AGAINST ANY LOSSES SUFFERED BY THE PARTY INCLUDING ALL ITS SUCCESSORS AND ASSIGNS, DUE TO THE REASONS AFORESAID.
 - THE TEMPORARY INTERCONNECTING CONCRETE PAVER BLOCKS ROAD, SO CONSTRUCTED, CAN BE DISMANTLED DURING ANY MAINTENANCE WORK WITHIN ROW, PROVIDED PARTY SIGNS A SUITABLE AGREEMENT WITH IOCL THAT WOULD BIND THE PARTY INCLUDING ALL ITS SUCCESSORS AND ASSIGNS.
 - AS AND WHEN REQUIRED, THE PARTY INCLUDING ALL ITS SUCCESSORS AND ASSIGNS SHALL REMOVE THE INTERCONNECTING PAVER BLOCKS, AS AND WHEN IOCL NEEDS TO OPEN THE ROW FOR ANY MAINTENANCE WORK OR FOR LAYING OF NEW PIPELINES. DURING SUCH ACTIVITY, THERE SHOULD NOT BE ANY DISTURBANCE/ HINDRANCE CAUSED TO IOCL FOR COATING WORKS, WELDING OF PIPELINE BY SLEEVEING, INSTALLATION OF TLP AND OTHER PIPELINE MARKERS ETC. AND REGULAR MOVEMENT OF HEAVY EQUIPMENT SUCH AS JCB, EARTH EXCAVATOR, OTHER VEHICLES ETC. ON THE SAID LAND, IN FUTURE BY PARTY /ALL ITS SUCCESSORS AND ASSIGNS.
 - AFTER EXCAVATION AND COMPLETION OF MAINTENANCE WORK, IOCL WOULD RESTORE THE LAND TO ITS NORMAL GROUND LEVEL. THE PARTY, WOULD THEN, HAVE TO RESTORE THE INTERCONNECTING CONCRETE PAVER BLOCKS AT ITS OWN COST. NO PAYMENT IN THIS REGARD, SHALL BE MADE TO THE PARTY / LANDOWNERS/ALL ITS SUCCESSORS AND ASSIGNS BY IOCL.
 - ALL OTHER UTILITIES FOR RESIDENTIAL BLOCKS SUCH AS TELECOM, POWER, WATER, DRAINS, SEWAGE LINES ETC. BE LAID OUTSIDE IOCL'S ROW AND CROSSINGS OF ANY UTILITY IF REQUIRED CAN BE CONSIDERED ON A CASE-TO-CASE BASIS WITH IOCL PERMISSION AS PER IOCL'S CROSSING GUIDELINES. FOR SUCH WORKS, THIS PERMISSION WILL NOT BE CONSIDERED AS SUFFICIENT.
 - SAFETY PRACTICES TO BE FOLLOWED DURING CONSTRUCTION ACTIVITIES OF THE TEMPORARY ROAD. THESE SHALL BE SUBMITTED BY THE PARTY FOR REVIEW BY IOCL, PRIOR TO ISSUANCE OF IN- PRINCIPLE APPROVAL.
 - NO HEAVY EQUIPMENT LIKE BULLDOZER, ROAD ROLLER, TANKERS, BACKHOE ETC. TO BE OPERATED IN/THROUGH IOCL'S ROW, UNLESS ADEQUATE AND APPROPRIATE PRECAUTIONS ARE TAKEN WITH PRIOR WRITTEN APPROVAL OF THE IOCL TO DO SO.
 - WITHOUT PREJUDICE TO THE ABOVE, THE IOCL, FOR PROTECTION AND/OR MAINTENANCE OF ITS PIPELINES IN THE NOTIFIED ROW INSIDE THE PREMISES, SHALL BE ENTITLED TO HAVE ACCESS TO THE ROW WITHIN THE PREMISES WITHOUT ANY NOTICE IN CASE OF ROUTINE INSPECTION, PATROLLING AND TO MEET EMERGENCIES.



LEGEND

- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
- CONVENIENT SHOP SITE
- CHANNEL
- NO DEVELOPMENT AREA

CONDITIONS:

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

P.P.D NO : 103 /
 L.O 2019
 APPROVED
 VIDE LETTER NO : L1/9375/2019
 DATE : 30/09/2019

FOR CHIEF PLANNER (MSB/LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

PREPARED BY P.A-IV (S.M) 20/09/19
 CHECKED BY P.A.IIIB (S.V) 20/09/2019
 A.P.(S.A)

KUNDRATHUR PANCHAYAT UNION
 LAYOUT OF HOUSE SITES IN S.Nos: 633/1A1, 1A2, 1A3, 1A4 & 633/1B1pt OF NANDAMBAKKAM VILLAGE.
 SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

