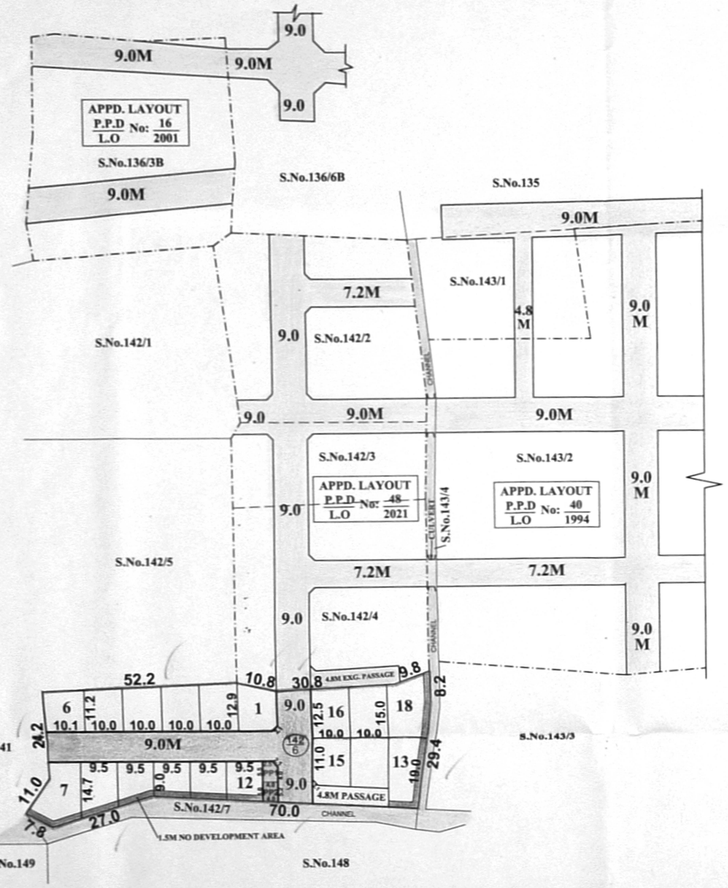


| | | |
|---|---|---|
| **SITE EXTENT** (AS PER DOC.) | = | **3318 Sq.M** |
| **ROAD AREA** | = | **821 Sq.M** |
| **PUBLIC PURPOSE AREA (1%)** | = | **41 Sq.M** |
| PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 21 Sq.m | | |
| PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 20 Sq.m | | |
| **NO. OF PLOTS** | = | **18 Nos.** |

NOTE:

1. SPLAY- 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 9753 / 2021, DATED: 14/07/2021 @ SRO, AVADI

CONDITIONS:

**(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F-I&C-THIRUNINRAVUR-A VILLAGE-II/2020/M/07.12.2020 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.**

1. **THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METER DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)20.200. (i.e 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+)19.600M ABUTTING THE PROPOSED SITE).**
2. **THE ALL ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+)20.200M. THE APPLICANT SHOULD PROVIDE ALL ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER CHANNEL/DRAINS.**
3. **THE APPLICANT SHOULD TAKE PROTECTIVE MEASURES TO AVOID ENTRY OF STORM WATER FROM THE ROAD.**
4. **THE SEWAGE AND SULLAGE WATER SHOULD NOT BE LET OUT IN THE CHANNEL AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.**
5. **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 THE PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.**
6. **THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE GOVERNMENT LAND WITHOUT PRIOR PERMISSION FROM PWD/WRD.**
7. **THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE OF 9.0M WIDTH OF 9.0M AND HEIGHT OF 1.04M WELL WITHIN THEIR BOUNDARY. THE SIZE & SILL LEVEL OF THE PROPOSED RCC CULVERT SHOULD BE MAINTAINED AS MENTIONED BELOW IN THE SPECIFIED S.F. NO.**

THE HYDRAULICS PARTICULARS OF PROPOSED CULVERT :

| S.No | Field Channel S.F.No | Access to S.F. No | | Proposed Bed level in M (+) | MFL in M (+) | Minimum Inner Vent height in M/ bottom level of deck slab | Minimum Inner Vent height in M/ bottom level of deck slab | Wide of Culvert in M | Area of culvert in Sqm | No of vents allowed |
|---|---|---|---|---|---|---|---|---|---|---|
| | | From | To | | | | | | | |
| 1. | 143/4 | 143/2 | 142/2 | 24.160 | 24.450 | 9.0 | 1.04m / (+)26.200 | 7.2M | 45.0 | 1 No. |
| 2. | 143/4 | 143/2 | 142/4 | 24.260 | 24.450 | 9.0 | 1.04m / (+)26.200 | 9.0M | 54.0 | 1 No. |

8. **THE CONSTRUCTION OF ABUTMENT, WING WALL, RETURN WALL ETC., SHOULD BE CONSTRUCTED FOR EACH OF THE ABOVE PROPOSED CULVERT SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANTS LAND ON EITHER SIDE. MOREOVER THE WIDTH OF THE GOVERNMENT LAND AS PER REVENUE RECORDS SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.**
9. **THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.**
10. **THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE DEBRIS & GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENT CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY WATER BODIES.**
11. **THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT WATER BODY LAND AND CLEARLY DEMARCATE THE BOUNDARIES BEFORE STARTING DEVELOPMENTAL ACTIVITIES.**
12. **THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/WRD FROM TIME TO TIME.**
13. **THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHANGED TO ANY OTHERS.**
    **FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT OF CONSTRUCTION OF CULVERT ACROSS THE GOVERNMENT LAND IN THE ABOVE SURVEY NO., & AS WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.**

**(II) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.NO.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED:31.01.2020:**

**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 OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.**

**(III) TNCDBR-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.**

**(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-I&C-THIRUNINRAVUR-A VILLAGE-II/2020/M/07.12.2020. 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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL
- NO DEVELOPMENT AREA

PREPARED BY P.A-IV

P.A.II 02/08/2021

A.P 02/08/2021

CONDITIONS:

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

**P.P.D / L.O NO : 113 / 2021**

**APPROVED**

**VIDE LETTER NO : L1 / 9586 / 2020**

**DATE : 3 / 08 / 2021**

3/8/21

**FOR CHIEF PLANNER (LAYOUT)**
**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

# THIRUNINRAVUR TOWN PANCHAYAT

## LAYOUT OF HOUSE SITES IN S.No: 142 / 6 OF THIRUNINRAVUR - 'A' VILLAGE.

**SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)**