

TOTAL EXTENT (AS PER DOCUMENT) : 4492 SQ.M
ROAD AREA : 1452 SQ.M
TOTAL NO. OF PLOTS : 29 NOS

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. No:1670/2014, DATED:12.02.2014 TO EARLIER GIFT DEED DOC.NO:779/2014, DATED:27.01.2014, CANCELED VIDE CANCELLATION OF GIFT DEED DOC. NO:1669/2014, DATED:12.02.2014.

CONDITIONS:

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.TS(3)/5550/2013, DT:19.08.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE EXISTING GROUND LEVEL OF THE PROPOSED SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+) 30.530M WITH AN AVERAGE FILLING 1.40M TO AVOID INUNDATION DURING FLOODS AND WATER FLOWING IN THE FIELD CHANNEL AT FSL.
 - THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
 - PROPER STORM WATER DRAINAGE CHANNEL NET WORK OF SIZE 600x90 CM SHOULD ALSO BE CONSTRUCTED ALL-ROUND THE PROPOSED SITE BY THE APPLICANTS AT THEIR OWN COST AND THIS DRAINAGE CHANNEL LINKED INTO FIELD CHANNEL FOR DRAIN OUT THE RAIN WATER.
 - SEWAGE AND SULLAGE WATER SHOULD NOT BE LET INTO THE FIELD CHANNEL. NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENT SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS IN THE PROPOSED SITE BY THE APPLICANTS' OWN COST.
 - THE APPLICANTS SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT APPLICANTS' OWN COST.
 - THE APPLICANTS SHOULD UTILIZE THE LAND FOR CONSTRUCTION OF HOUSE SITES ONLY. PRIOR APPROVAL OF THE WATER RESOURCES DEPARTMENT SHOULD BE OBTAINED, IF THIS LAND IS TO BE UTILIZED FOR ANY OTHER PURPOSE.
 - THE FIELD CHANNEL RUNNING ALONG THE NORTHERN BOUNDARY OF THE APPLICANTS LANDS SHOULD BE MARKED AS PER THE REVENUE RECORDS AND ITS BOUNDARY SHOULD BE CLEARLY DEMARCATED BY LAYING BOUNDARY PILLARS. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE REVENUE RECORDS SHOULD BE MAINTAINED WITHOUT ENCRDACHING AS PER REVENUE RECORDS, WITHOUT ANY ENCRDACHMENTS.
 - THE APPLICANTS SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE FIELD CHANNEL.
 - THE APPLICANTS SHOULD NOT CLAIM ANY PRIVILEGE ON THE GOVERNMENT LANDS.
 - THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING FIELD CHANNEL TO THE DOWNSIDE COMMAND AREA.
 - THE APPLICANTS SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVAL OF OBSTRUCTIONS IN ANY FORM IN THE FIELD CHANNEL WITHIN THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED AND ENSURES FREE FLOW OF WATER.
 - ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
 - NO ENCRDACHMENT SHOULD BE DONE IN GOVERNMENT PORAMBOKE LAND (FIELD CHANNEL) AND NECESSARY DEMARCATON SHOULD BE DONE AT BOTH SIDES OF THE FIELD CHANNEL THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF THE WATER RESOURCES DEPARTMENT IN THE PRESENCE OF THE WATER RESOURCES DEPARTMENT OFFICIALS AND THE APPLICANTS SHOULD ALSO FIX THE BOUNDARY POSTS OF SIZE 0.150x0.151x0.50M AT THEIR OWN COST.
 - THE APPLICANTS SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
 - THE APPLICANTS SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE FIELD CHANNEL AT ANY TIME DURING EXECUTION AND MONSOON PERIOD.
 - THE APPLICANTS SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE FIELD CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.

B. PROPOSED RCC BOX TYPE CULVERT:

REGARDING THE ISSUE OF NO OBJECTION CERTIFICATE FOR CONSTRUCTION OF CULVERT ACROSS THE GOVERNMENT CHANNEL IN SURVEY NO.154, THE FOLLOWING REMARKS ARE FURNISHED.

AS PER REVENUE RECORDS THE LAND UNDER REFERENCE BY THE BRANCH OF FIELD CHANNEL ORIGINATING FROM SLICE NO.2 OF THIRUNINRAVUR TANK. THE FIELD CHANNEL STRETCHES FOR ABOUT 1150 METRES NEAR THE SITE OF REFERENCE AND ABUTTING THE APPROACH ROAD ON NORTHERN SIDE WITH ITS BRANCH ON THE WESTERN SIDE. THE TOTAL LENGTH OF FIELD CHANNEL IS ABOUT 400KM ULTIMATELY REACHING THE TANDURAI TANK. DURING THE SITE INSPECTION, PRONOUNCED INUNDATION DUE TO THIS FIELD CHANNEL WAS NOTICED IN THE SITE. FROM THE AVAILBLE REVENUE RECORDS AND FIELD OBSERVATIONS, A BRANCH OF FIELD CHANNEL RUNS WITH ACTIVE IRRIGATION. HENCE, A RCC BOX TYPE CULVERT HAS BEEN PROPOSED IN SURVEY NUMBER 154 WITH THE SIZE OF 10M x (9.00M + 8.20) /2M. BASED ON THE ABOVE OBSERVATIONS NO OBJECTION CERTIFICATE IS ISSUED FOR CONSTRUCTING ONE RCC BOX TYPE CULVERT ACROSS FIELD CHANNEL IN SURVEY NO.154 OF THIRUNINRAVUR VILLAGE THROUGH CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY SUBJECT TO THE FOLLOWING CONDITIONS.

- THE PROPOSED CULVERT SHALL BE MADE OF RCC BOX TYPE CULVERT IN SURVEY NUMBER 154 OF THIRUNINRAVUR VILLAGE AND THE RCC BOX TYPE CULVERT WITH NOT MORE THAN TWO VENTS.
- THE PROPOSED RCC BOX TYPE CULVERT SHALL BE CONSTRUCTED ONLY IN SURVEY NUMBER 154 OF THIRUNINRAVUR VILLAGE AS EARMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE OF AGREEMENT.
- THE PROPOSED RCC BOX TYPE CULVERT SHALL BE CONSTRUCTED ONLY CONNECTING IN SURVEY NUMBER 1556 AND EXISTING 30 FEET ROAD OF VASANTHAM NAGAR WHICH IS RUNNING IN BETWEEN SURVEY NUMBER 16 AND 17 OF VASANTHAM NAGAR AS EARMARKED IN THE SKETCH. THE SIZE OF THE PROPOSED RCC BOX TYPE CULVERT IS 10M x [(9.00+8.20)/2M]=9.60M AND FURTHER EXTENSION OF LAYOUT IN ANY OTHER SURVEY NUMBERS SHOULD BE DONE USING THIS RCC BOX TYPE CULVERT WITHOUT THE CONCURRENCE OF THIS DEPARTMENT, SINCE THIS RCC BOX TYPE CULVERT WILL BE A WRD PROPERTY.
- THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERT & BOTTOM LEVEL OF DECK SLAB SHOULD BE FIXED IN THE PRESENCE OF WRD OFFICIALS.
- THE DESIGN & DRAWINGS OF THE ABOVE RCC BOX TYPE CULVERT SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR APPROVAL AND THE WORK SCHEDULE SHOULD ALSO BE INFORMED TO HIM FOR MONITORING PRIOR TO COMMENCEMENT OF THE WORK.
- THE APPLICANTS SHOULD ENTER IN TO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD., KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR USING THIS RCC BOX TYPE CULVERT TO SURVEY NUMBER 1556 ONLY AND IT SHOULD BE RENEWED ONCE IN THREE YEARS.
- THE CAUTION DEPOSIT OF RS.2.00 LAKH (RUPEES TWO LAKH ONLY) HAS TO BE DEPOSITED IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD., (PWD), KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR BEFORE COMMENCEMENT OF WORK.
- THE APPLICANTS SHOULD CONSTRUCT THE RCC BOX TYPE CULVERT AT THEIR OWN COST AND THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURES.
- SUBSEQUENT RENEWAL OF THIS GRANT WILL BE ISSUED BY THE WATER RESOURCES DEPARTMENT, FOR WHICH, THE APPLICANTS HAVE TO BE APPLIED WITHIN TWO MONTHS BEFORE THE EXPIRY OF THE EARLIER LEASE PERIOD.
- AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE FIELD CHANNEL, STRUCTURE, ETC., IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS BY THE APPLICANTS AT THEIR OWN COST.
- THE CAUTION DEPOSIT WILL BE REFUNDED ONLY SIX MONTHS, AFTER THE COMPLETION OF ENTIRE WORK WITHOUT CAUSING ANY DAMAGES IN THE FIELD CHANNEL. IF ANY DAMAGES NOTICED IN THE FIELD CHANNEL SUCH DAMAGES WILL BE RESTORED TO THE ORIGINAL CONDITION BY WRD AND THE COST OF RESTORATION WILL BE ADJUSTED FROM THE ABOVE CAUTION DEPOSIT.
- THE APPLICANT AFTER APPROVAL SHOULD PAY AN ANNUAL LEASE RENT OF RS.77,800/- (RUPEES SEVENTY SEVEN THOUSAND AND EIGHT HUNDRED ONLY) IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF "THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR". IN CASE OF TRANSFER THE APPLICANTS' LANDS TO ANY OTHER THIRD PARTY, SUCH THIRD PARTY SHOULD PAY THE LEASE RENT ANNUALLY.
- THE LEASE RENT SHOULD BE PAID IN LUMP SUM FOR 3 (THREE) YEARS WELL IN ADVANCE (I.E. RS.77800X3=RS.2,33,400/-) IN ONE LUMP SUM.
- THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME.
- THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE MAINTAINED BY THE APPLICANTS AT THEIR OWN COST.
- AFTER THE CONSTRUCTION, THE RCC BOX TYPE CULVERT IS BELONGS TO PROPERTY OF THE WRD.
- THE APPLICANTS SHALL NOT INDULGE TO OCCUPY ANY PIECE OF FIELD CHANNEL PORAMBOKE AT ALL TIMES.
- THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING FIELD CHANNEL TO THE DOWNSIDE COMMAND AREA.
- THE APPLICANTS SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE FIELD CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD HAVE RESERVES THE RIGHTS TO WITHDRAW THE "NO OBJECTION CERTIFICATE" ISSUED FOR CONSTRUCTION OF RCC BOX TYPE CULVERT AND IN THAT EVENT, THE APPLICANTS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

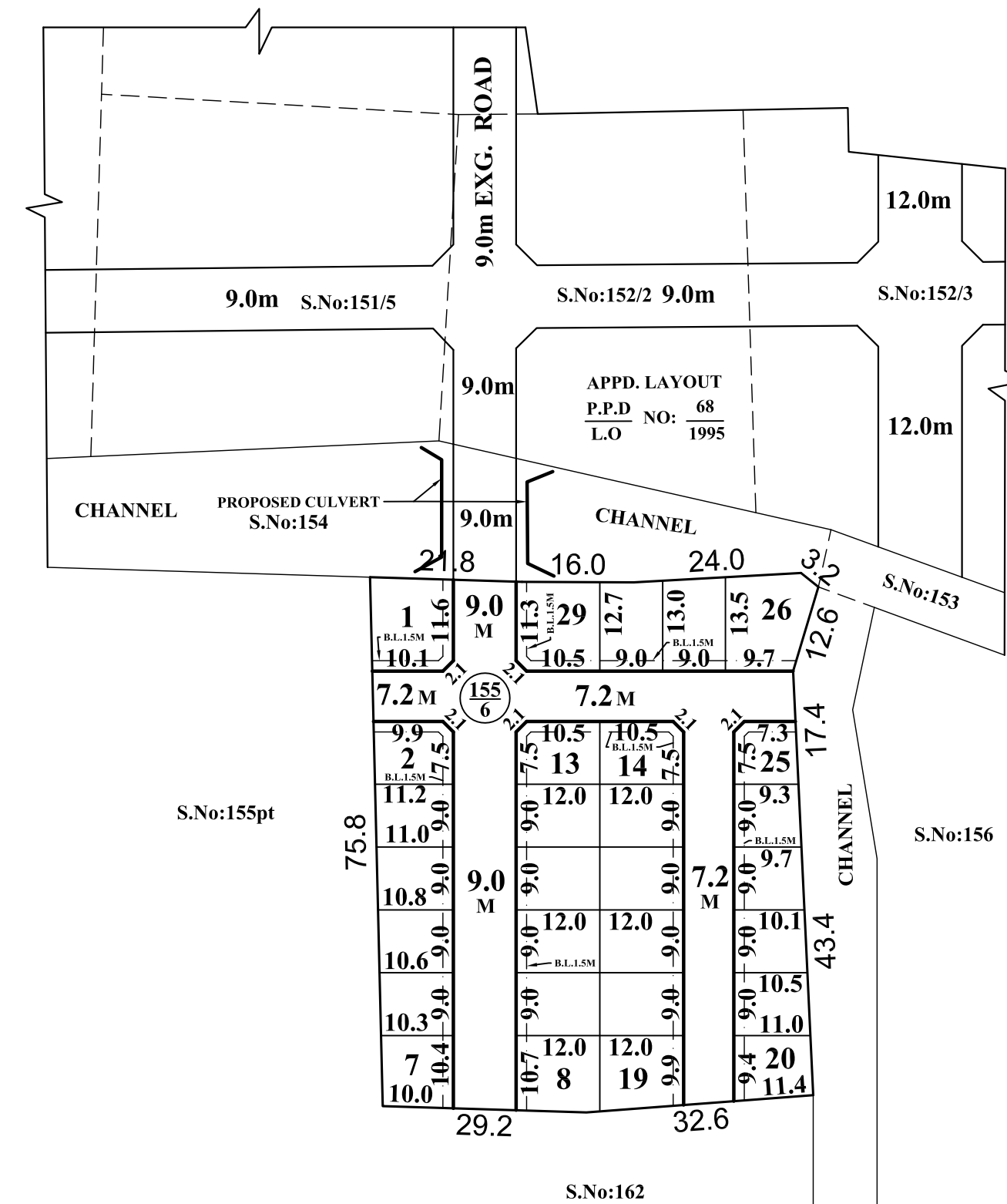
(II). DR RULE NO: 29 (11)

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 PWD IN THEIR LETTER NO.TS(3)/5550/2013, DT:19.08.2013. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- CHANNEL



THIRUNINRAVUR TOWN PANCHAYAT
LAYOUT OF HOUSE SITES IN S.Nos:155/6 OF THIRUNINRAVUR 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:	13
L.O		2014
APPROVED		
VIDE LETTER NO	:	L1 / 7213 / 2013
DATE	:	25 / 04 / 2014

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FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

