



<b>TOTAL EXTENT</b>	<b>: 60743 SQ.M</b>
<b>ROAD AREA</b>	<b>: 18042 SQ.M</b>
<b>PARK AREA</b>	<b>: 4319 SQ.M</b>
<b>PUBLIC PURPOSE PLOTS ( I TO IV )</b>	<b>: 4347 SQ.M</b>
<b>REGULAR PLOTS ( I TO 152 )</b>	<b>: 152 NOS</b>
<b>E.W.S.PLOTS (153 TO 219) (4285 SQ.M)</b>	<b>: 67 NOS</b>
<b>TOTAL NO.OF PLOTS</b>	<b>: 219 NOS</b>
<b>CONVENIENT SHOP SITE</b>	<b>: 1 NO</b>

**NOTE:**

1. SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.    ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY
4.    PARK AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY

**CONDITIONS:**

THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD.CHENNAI REGION.CHEPAUK.CHENNAI-5,VIDE LETTER NO.T5(3)/10273/2012, DT.9.5.2013, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE PROPOSED CULVERT SHALL BE MADE OF RCC BOX TYPE CULVERT WITH VENT SIZE OF (5.40x5.60)2X7.20M(TRAPEZOIDALSHAPE) IN S.F.NO.271 OF NOLAMBUR VILLAGE AND THE RCC BOX TYPE CULVERT WORKS SHOULD BE STARTED AFTER OBTAINING THE PERMISSION FROM THE GOVERNMENT AS PER THE PARA 172 (VII) OF TAMILNADU PUBLIC WORKS DEPARTMENT CODE AND THE GOVERNMENT (PWD) LETTER NO.2974/W/2012, DATED 5.12.2012.
2. THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE FIXED AT THE LEVEL OF (+)19.120M. THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERT & BOTTOM LEVEL OF DECK SLAB SHOULD BE FIXED IN THE PRESENCE OF WATER RESOURCES DEPARTMENT OFFICIALS.
3. THE DESIGN & DRAWINGS OF THE ABOVE RCC BOX TYPE CULVERTS SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WATER RESOURCES DEPARTMENT, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR BEFORE COMMENCEMENT OF WORK.
4. THE CAUTION DEPOSIT OF RS.5.00 LAKHS (RUPEES FIVE LAKHS ONLY) HAS TO BE DEPOSITED IN FAVOUR OF THE EXECUTIVE ENGINEER, WATER RESOURCES DEPARTMENT KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR BEFORE COMMENCEMENT OF WORK.
5. THE PROPOSED RCC BOX TYPE CULVERTS SHALL BE CONSTRUCTED ONLY IN S.F.NO.271 OF NOLAMBUR VILLAGE AS EARMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE OF AGREEMENT.
6. THE PROMOTER SHOULD ENTER INTO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, WATER RESOURCES DEPARTMENT KOSASTHALAIYAR BASIN DIVISION THIRUVALLUR AND IT SHOULD BE RENEWED ONCE IN THREE YEARS.
7. THE PROMOTER SHOULD CONSTRUCT THESE RCC BOX TYPE CULVERT AT THEIR OWN COST AND THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THESE PROPOSED STRUCTURES.
8. SUBSEQUENT RENEWAL OF PERMISSION TO BE OBTAINED FROM THE GOVERNMENT FOR WHICH THE APPLICANT HAS TO BE APPLIED WITHIN TWO MONTHS BEFORE THE EXPIRY OF THE EARLIER LEASE PERIOD.
9. THE PROPOSED RCC BOX TYPE CULVERTS SHOULD BE MAINTAINED BY THE APPLICANT AT THEIR OWN COST.
10. AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE, ETC. IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION BY THE APPLICANT AT THEIR OWN COST.
11. THE CAUTION DEPOSIT WILL BE REFUNDED ONLY AFTER THE COMPLETION OF ENTIRE WORK WITHOUT CAUSING ANY DAMAGES IN THE CHANNELS ETC. IF ANY DAMAGES NOTICED IN THE CHANNELS ETC. SUCH DAMAGES WILL BE RESTORED TO THE ORIGINAL CONDITION BY WATER RESOURCES DEPARTMENT AND COST OF RESTORATION WILL BE ADJUSTED FROM THE ABOVE CAUTION DEPOSIT.
12. THE PROMOTER AFTER APPROVAL SHOULD PAY AN ANNUAL LEASE RENT OF RS.3,28,240/- (RUPEES THREE LAKHS TWENTY EIGHT THOUSAND TWO HUNDRED AND FORTY ONLY) IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WATER RESOURCES DEPARTMENT KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR IN CASE OF TRANSFER THE PROMOTER'S LAND TO ANY THIRD PARTY SUCH THIRD PARTY SHOULD PAY THE LEASE RENT ANNUALLY.
13. THE LEASE RENT SHOULD BE PAID IN ONE LUMP SUM FOR THREE YEARS AS ADVANCE (RS.3,28,240/- X 3 = RS.9,84,720/-)
14. THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME.
15. THE WIDTH OF THE CHANNEL EARMARKED IN THE REVENUE RECORDS SHOULD BE MAINTAINED WITHOUT ENCRDACHING AS PER REVENUE RECORDS.
16. THE PROMOTER SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTIONS OF GOVERNMENT LAND AND RCC BOX TYPE CULVERT.
17. THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE.
18. THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS WITHOUT ANY PRIOR PERMISSION FROM WATER RESOURCES DEPARTMENT.
19. THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNELS.
20. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
21. THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE PROPOSED SITE AT ANY TIME DURING EXECUTION.
22. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT FROM TIME TO TIME.
23. THE PROMOTER SHALL NOT INDULGE TO OCCUPY ANY PIECE OF CHANNEL PORAMBOKE AT ALL TIMES.
24. THE PROMOTER SHOULD ALLOW THE WATER RESOURCES DEPARTMENT OFFICIALS FOR INSPECTING THE CHANNELS AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION AND ALSO SHOULD NOT OBJECT PUBLIC TO USE THE RCC BOX TYPE CULVERT.
25. NO ENCRDACHMENT SHOULD BE DONE IN GOVERNMENT PORAMBOKE LAND LE CHANNELS.
26. SEWAGE A SULLAGE WATER SHOULD NOT BE LET OUT IN THE CHANNEL AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENT SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS IN THE PROPOSED SITE BY THE PROMOTER'S OWN COST.
27. THE PROMOTER SHOULD CARRY OUT PERIODICAL DESTILTING WORKS AND REMOVAL OF OBSTRUCTION IN ANY FORM WITHIN THIS BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED AND ENSURE FREE FLOW.
28. FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WATER RESOURCES DEPARTMENT RESERVES THE RIGHTS TO WITHDRAW THE NO OBJECTION CERTIFICATE ISSUED FOR CONSTRUCTION OF RCC BOX TYPE CULVERTS AND IN THAT EVENT, THE PROMOTER SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

**(M) DR RULE NO : 29 (8)**

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS 1 TO IV (VZ - POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPARTMENT CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED LAND IF REQUIRED FOR THEM. THE COST OF THE PLOT SHOULD NOT BE MORE THAN GUIDELINE VALUE. IF THE PROMOTER ADDS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA.

**(M) DR RULE NO : 29 (9)**

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

**(M) DR RULE NO : 29 (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 COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.T5(3)/10273/2012/DT.9.5.2013, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI) THE LOCAL BODY IS ALSO REQUESTED TO RELEASE THE APPROVED PLANS AFTER OBTAINING REVISED NOC FROM PWD BASED ON RECENT FLOOD LEVELS SUBJECT TO THE CONDITIONS THAT THE APPLICANT SHOULD ADHERE TO THE SUGGESTIONS / CONDITIONS OF PWD.

(VII) THE ROADS SHOULD NOT BE BLOCKED

**LEGEND:**

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- E.W.S
- CONVENIENT SHOP

**CONDITIONS:**  
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

**P.P.D** NO **2**  
**L.O** **2016**  
**APPROVED**

**VIDE LETTER NO :** L1 / 1515 / 2014  
**DATED :** 22 / 1 / 2016

**OFFICE COPY**  
FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**CORPORATION OF CHENNAI**

**LAY OUT OF HOUSE SITES IN S.Nos: 263/2, 266/1A, 266/1B1, 267/2, 268/2, 269/2, 272/1, 278/1A, 278/1B, 278/2, 279/1, 279/2, 280, 284, 287/1, 287/2 & S.No. 288 OF NOLAMBUR VILLAGE.**

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