

TOTAL EXTENT = 8842 Sq.M
ROAD AREA = 2364 Sq.M
TOTAL No. OF PLOTS = 40 Nos.
SHOP SITE = 1 No.

NOTE:

1. SPLAY - 3.0M x 3.0M, 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:6941/2016, DATED:08/07/2016
4. NO DEVELOPMENT AREA

CONDITIONS:

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/1432/2015, DT:09.03.2015 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
1. THE EXISTING GROUND LEVEL OF THE LAYOUT SHOULD BE RAISED BY 1.20M TO 1.45M TO AVOID INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH OF ACHIEVE REQUIRED DEGREE OF COMPACTION.
2. THE SUPERSTRUCTURE OF THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED ABOVE THE ROAD LEVEL OF (+)18.10M
3. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCRDACHING AS PER REVENUE RECORDS
4. THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSTREAM SIDE.
5. THE CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER BY MEANS OF PERIODICAL RE-SECTIONING WORKS WITHIN HIS BOUNDARY.
6. THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE FIELD CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
7. THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
8. THE PROPOSED CULVERT SHALL BE MADE OF RCC BOX TYPE OF SIZE 9.00x2.60M.
9. THE PROPOSED CULVERT SHALL BE CONSTRUCTED ONLY IN S.NO.599/7 AS EARMARKED.
10. THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERT SHALL BE MAINTAINED (+)16.450M WITH RESPECT TO MSL AND SHOULD BE GOT EXECUTED ONLY IN THE PRESENCE OF PWD OFFICIALS.
11. THE PROMOTER SHOULD CONSTRUCT THE RCC BOX TYPE CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURES.
12. THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS AT THE ABOVE SITE AT HIS OWN COST.
13. THE APPLICANT SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE FIELD CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
14. THE DESIGN AND DRAWING TO THE 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.
15. RENEWAL OF PERMISSION TO BE OBTAINED FROM THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR WHICH THE APPLICANT HAVE TO APPLY WITH IN TWO MONTH BEFORE THE EXISTING OF THE EARLIER LEASE PERIOD.
16. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF WRD FROM TIME TO TIME.
17. THE CAUTION DEPOSIT OF RS.1,00,000/- (RUPEES ONE LAKH ONLY) HAS TO BE DEPOSITED IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR" AT THE TIME OF SIGNING OF AGREEMENT.
18. THE CAUTION DEPOSIT WILL BE REFUNDED ONLY 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 CONDITIONS.
19. THE PROMOTER SHOULD PAY ANNUAL TRACK RENT OF RS.5830/- (RUPEES FIVE THOUSAND EIGHT HUNDRED AND THIRTY ONLY)IN THE FROM OF DEMAND DRAFT DRAWN IN FAVOUR OF "THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR"
20. THE TRACK RENT SHOULD BE PAID IN ONE LUMP SUM, FOR 3 YEARS ie.RS.5830x3=RS.17490/- (RUPEES SEVENTEEN THOUSAND FOUR HUNDRED AND NINETY ONLY) BEFORE EXECUTION OF AGREEMENT.
21. THE TRACK RENT IS SUBJECTED TO REVISION FROM TIME TO TIME IN ACCORDANCE WITH GUIDELINE VALUE FIXED BY GOVERNMENT.
22. THE PROMOTER SHOULD ENTER INTO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR, AND RENEW IT ONCE IN 3 YEARS.
23. THE PROMOTER SHOULD NOT ENCRDACH THE GOVERNMENT PORAMBOKE CHANNEL RUNNING INSIDE THE LAYOUT AS WELL AS THE CHANNEL RUNNING IN THE BOUNDARY OF THE PROMOTER LANDS, AND THE GOVERNMENT PORAMBOKE CHANNELS SHOULD BE MAINTAINED AS MEASURED IN REVENUE RECORDS.
24. THE BOUNDARY OF THE GOVERNMENT PORAMBOKE CHANNELS SHOULD BE DEMARKED WITH THE REVENUE OFFICIALS AND FOUNDATION PILLARS OF SIZE 0.15x0.15x1.50M SHALL BE FIXED AT THE COST OF PROMOTER.
25. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, IF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THE EVENT OF SUCH RECOVATION, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

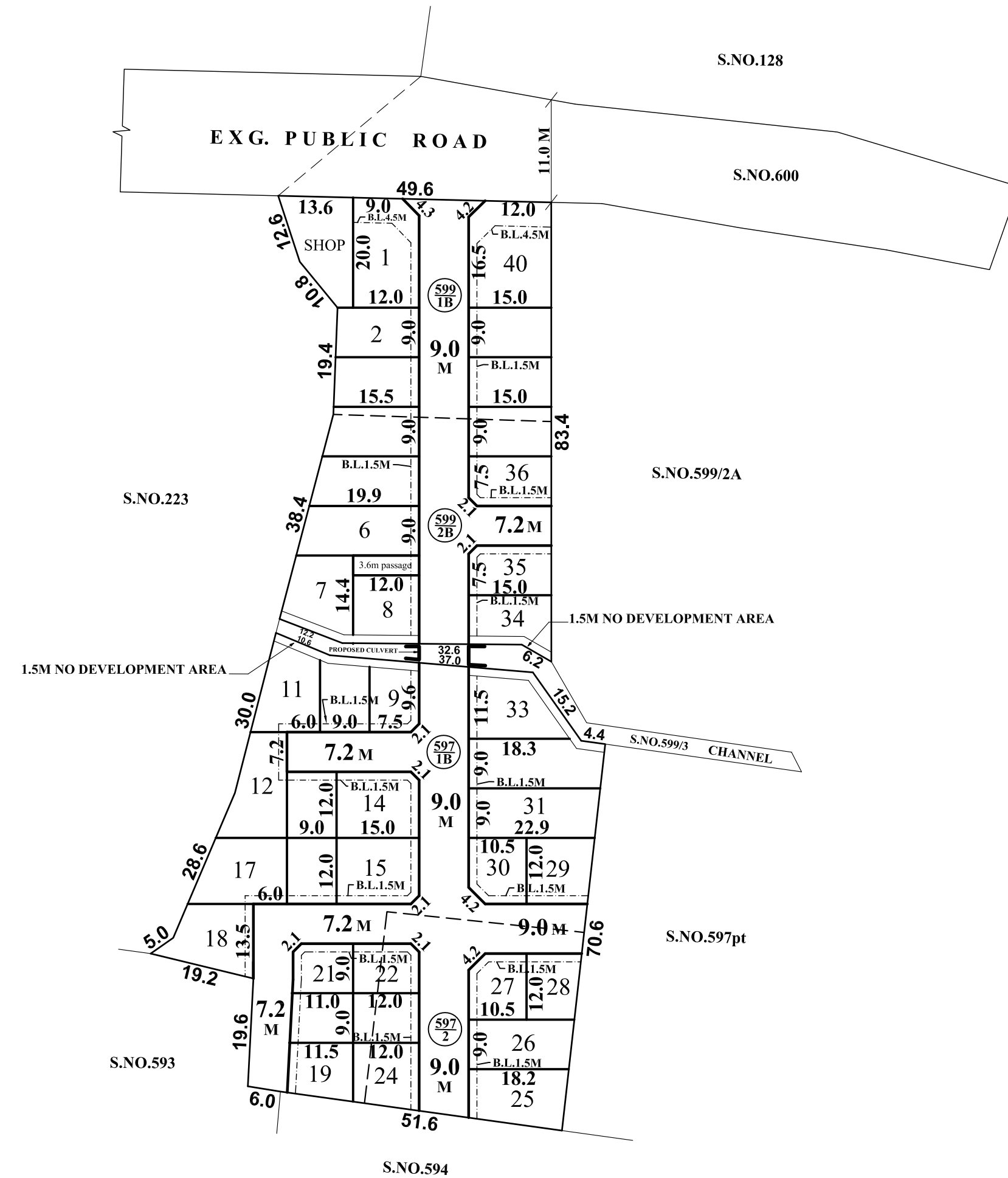
(II). DR RULE NO: 29 (11)

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.T5(3)/1432/2015, DT:09.03.2015. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

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



THIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 597/1B,2 & 599/1B,2B OF PAKKAM 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: 25
L.O 2016

APPROVED

VIDE LETTER NO : L1 / 17629 / 2014
DATE : 02 / 09 / 2016

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

