

TOTAL EXTENT : 38534 SQ.M
ROAD AREA : 11993 SQ.M
PARK AREA (OSR) : 2699 SQ.M
PUBLIC PURPOSE PLOTS (I - III) : 2779 SQ.M
TOTAL NO. OF PLOTS : 204 NOS
REGULAR PLOTS (1 TO 156) : 156 NOS
EWS PLOTS (157 TO 204) (2725 SQ.M) : 48 NOS
CONVENIENT SHOP : 2 NO.

NOTE:

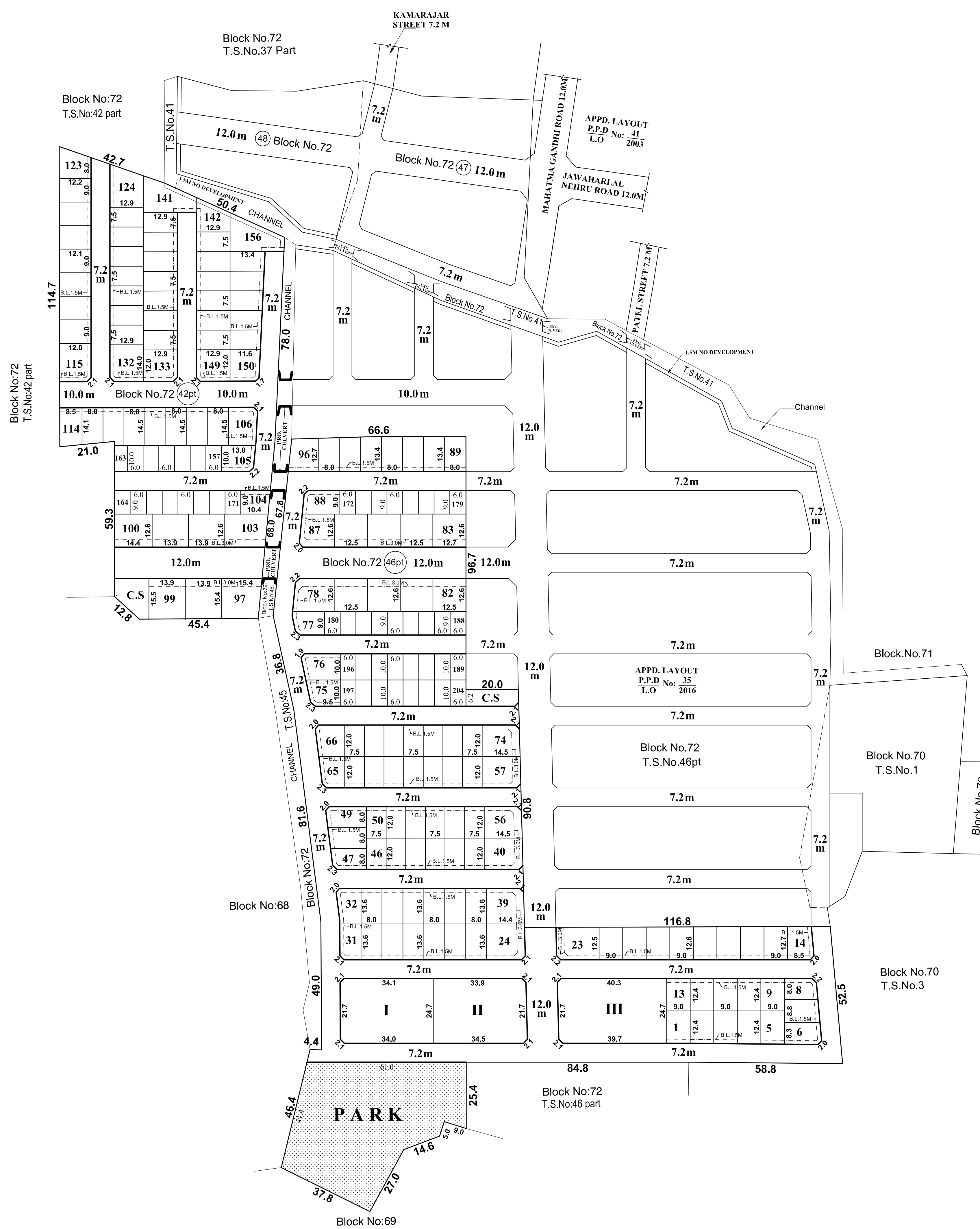
- SPLAY: 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA - WERE ALREADY HANDED OVER TO THE LOCAL BODY
- PARK AREA - WIDE GIFT DEED DOC.NO: 8846 / 2017, DATED: 12/07/2017, SRO @ AMBATTUR

CONDITIONS:

- THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DT575/F-1 & C - AMBATTUR/2016, DT:31.03.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE PROPOSED RCC BOX CULVERT SHALL BE CONSTRUCTED ONLY IN S.E.NO.34-1 CULVERT AND S.E.NO.48-2 CULVERTS AS EARMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE OF AGREEMENT. THE WIDTH OF THE CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AS PER REVENUE RECORDS AND SHOULD BE MAINTAINED WITHOUT ENCROACHMENT. IF THE APPLICANTS LAND AVAILABLE ON BOTH SIDES OF THE CHANNEL, THIS PERMISSION IS ELIGIBLE FOR CONSTRUCTION OF CULVERT.
- THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A CLEAR VENT INNER SIZE - 600MM WIDTH OF WATER WAY x 1.40M HEIGHT x 1.00M @ S.E.NO.34, 7.2M @ S.E.NO.48 AND 12.0M @ S.E.NO.48 BRIDGE WIDTH WITHIN THE BOUNDARY. THE SIZE & SILL LEVEL OF THE PROPOSED RCC CULVERT SHOULD BE MAINTAINED AS MENTIONED ABOVE IN THE SPECIFIED S.F.NO AND SHOULD BE GOT EXECUTED ONLY IN THE PRESENCE OF PWD/WRD OFFICIALS WITHOUT ANY VIOLATION.
- BASED ON THE HYDRAULIC PARTICULARS MENTIONED ABOVE, 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, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR BEFORE GETTING APPROVAL. BEFORE THE COMMENCEMENT OF WORK, THE WORK SCHEDULE FOR ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR FOR MONITORING AND ALSO COMPLETION OF CULVERT SHOULD BE REPORTED TO THE EXECUTIVE ENGINEER WITHOUT FAIL.
- THE CHANNEL STRETCH ABUTTING THE APPLICANTS LAND (S.E.NO.39 & 340) AND THE CHANNEL PASSING THROUGH THE APPLICANT LAND AS S.E.NO.34 & 48 SHOULD BE COMPLETELY DESIRED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AND PERIODICALLY MAINTAINED BY THE APPLICANT AT THEIR OWN COST, AFTER THE COMPLETION OF CULVERT AND SHOULD NOT BE MADE ANY ENCROACHMENT ON IT.
- 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 PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
- THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.31,500/- (RUPEES FIVE LAKH THIRTY ONE THOUSAND FIVE HUNDRED ONLY) IN THE SHAPE OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR AND IT SHOULD BE PAID AT ONE LUMP SUM FOR THREE YEARS OF RS.15,750/- (RUPEES FIFTEEN LAKH NINETY FOUR THOUSAND FIVE HUNDRED ONLY) IN ADVANCE BEFORE THE COMMENCEMENT OF WORK. DURING EXECUTION CONSTRUCTION OF ABOVE CULVERT IF ANY VIOLATION IN ABOVE MEASUREMENTS ACCORDINGLY THE LEASE RENT ALSO BE REVISED RESPECTIVELY.
- THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR BEFORE COMMENCING THE WORK AND IT SHOULD BE RENEWED ONCE IN THREE YEARS FOR WHICH THE APPLICANT VOLUNTARILY HAS TO APPLY WITHIN 2 MONTHS, BEFORE THE EXPIRY OF THE LEASE PERIOD. THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME AS PER GUIDELINE VALUE / GOVERNMENT ORDERS AND SERVICE TAX ALSO APPLICABLE AS PER THE NORMS IN EXISTENCE AND AMENDED FROM TIME TO TIME SEPARATELY BORNE BY THE APPLICANT.
- THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE CLEARLY DEMARCATED WITH THE BOUNDARY IN PRESENCE OF REVENUE AND PWD/WRD AUTHORITY & MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL WITHIN THEIR PREMISES.
- THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR THE SEWERAGE TREATMENT AND FOR ITS DISPOSAL AFTER OBTAINING NECESSARY PERMISSION FROM THE CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD AND AS PER THEIR NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME AND SHOULD NOT BE LET INTO THE NEARBY CHANNEL OR STORM WATER DRAIN. THE SEWERAGE WATER FROM THE APPLICANT LAND SHOULD NOT LET INTO THE PWD/WRD CHANNEL AT ANY COST.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD.
- THE APPLICANT SHOULD NOT HINDER THE FREE FLOW OF WATER IN THE CHANNEL AND SHOULD REMOVE OBSTRUCTION IF ANY FOUND IN THE CHANNEL WITHIN THEIR BOUNDARY STRETCH AT THEIR OWN COST.
- THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF THE LAND AND IF THE LEASED PORTION OF THE LAND REQUIRED FOR THE GOVERNMENT FOR THE BENEFIT OF SOME OTHER PUBLIC SCHEMES THE APPLICANT SHOULD NOT OBJECT TO HAND OVER 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 APPLICANT IS ALSO TO PAY THE CAUTION DEPOSIT OF SUM OF RS. 2,00,000/- (RUPEES TWO LAKH ONLY) IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR, WHICH WILL BE REFUNDED ON THE CERTIFICATE FROM CONCERNED ASSISTANT EXECUTIVE ENGINEER OF THIS DEPARTMENT THAT THE CONSTRUCTION WORK WAS COMPLETED WITHOUT ANY DAMAGE TO THE GOVERNMENT PROPERTY OR THE DAMAGE CAUSED DURING EXECUTION IF ANY WERE RECTIFIED FULLY BY THE APPLICANT AND ALSO THE FORMATION OF CHANNEL WITHIN THEIR PREMISES. IF FAILED THE COST OF RESTORATION WORK WILL BE BORNE FROM THE CAUTION DEPOSIT.
- THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHANGED TO ANY OTHERS, BASED ON THE RECORDS SUBMITTED BY THE APPLICANTS THE PERMISSION IS GRANTED. IF ANY DOCUMENTS SEEM TO BE FAKED/MANIPULATED/FABRICATED IN FUTURE THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE AND DEPOSITED AMOUNT FOR CAUTION DEPOSIT WILL NOT BE REFUNDED. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME.
- 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 COMMENCEMENT OF WORK.
- THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT GOVERNMENT LANDS AND SHOULD CLEARLY DEMARCAT BOUNDARIES OF THEIR LAND IN PRESENCE OF REVENUE AND AS WELL AS PWD/WRD OFFICIALS BEFORE COMMENCEMENT OF CONSTRUCTION OF CULVERT.
- THE APPLICANT LAND SHOULD BE FILLED WITH EARTH PROPER COMPACTION TO THE LEVEL OF (+)0.15950M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE FOR A DEPTH VARYING FROM 1.350M TO 1.700M DEPENDING UPON THE EXISTING FIELD LEVELS IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)0.15950M AND 1.61490M ABOVE THE EXISTING ROAD ABUTTING THE SITE AS (+)0.14600M.
- THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN AT (+)0.15950M. 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 EXISTING ON THE NORTHERN SIDE & CHANNEL WITHIN THE PREMISES OF THE APPLICANTS LANDS. THE APPLICANT SHOULD MAKE DRAINAGE NETWORKS AT THEIR OWN COST AND THE SAME IS TO BE CONNECTED TO THE NATURAL STORM WATER DRAINAGE OR CHANNEL. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR.
- THE APPLICANT SHOULD MAKE THEIR OWN ARRANGEMENTS TO COLLECT THE DEBRIS AND GARBAGES WITHIN THE PREMISES DURING THE CONSTRUCTION OF BUILDING AND HAS TO BE DISPOSED OFF AS PER THE NORMS PRESCRIBED BY THE TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND SHOULD NOT BE DUMPED IN THE NEARBY CHANNEL, PUBLIC PLACES ETC.,
- THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
- THE APPLICANT SHOULD CLEARLY DEMARCAT THE BOUNDARY OF THEIR LAND AND CHANNEL IN S.E.NO.39, 34, 340 & 48 (S.E.NO.41, 42 & 45) WITH REVENUE AND PWD/WRD AUTHORITIES BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES AND SHOULD NOT ENCROACH THE CHANNEL ABUTTING THE LAND. THE PWD/WRD LANDS SHOULD BE MARKED AND PROTECT PROPERLY BY PROVIDING RCC POST AT 3M INTERVAL WITH CHAIN LINK FENCING.
- 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 THIRD PARTY / ASSOCIATION PERIODICALLY WITHOUT FAIL.

LEGEND:

- SITE BOUNDARY
- ROADS ALREADY GIFTED
- EXISTING ROAD
- PARK (OSR) ALREADY GIFTED
- PUBLIC PURPOSE PLOTS
- EWS
- CHANNEL
- NO DEVELOPMENT
- CONVENIENT SHOP



CONDITIONS:

THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.
P.P.D NO : 28
L.O 2017
APPROVED
 VIDE LETTER NO : L1/18821/2016
 DATE : 04/08/2017
OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

GREATER CHENNAI CORPORATION, ZONE-VII
LAYOUT OF HOUSE SITES IN T.S.Nos:42PT & 46PT IN BLOCK No.72, WARD-B (OLD S.Nos.342PT, 344PT, 471PT, 472, 473PT, 475PT, 485PT, 486PT, 487, 489) OF AMBATTUR VILLAGE.

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

