

**TOTAL EXTENT : 26850 SQ.M**  
**ROAD AREA : 7552 SQ.M**  
**PARK AREA : 1975 SQ.M**  
**PUBLIC PURPOSE PLOTS (I & II) : 1974 SQ.M**  
**NO.OF.REGULAR PLOTS (1 TO 102) : 102 NOS**  
**E.W.S.PLOTS (1996 SQ.M) (103 TO 134) : 32 NOS**  
**TOTAL NO.OF.PLOTS : 134 NOS**  
**SHOP SITE : 1 NO**

**NOTE:**

- SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY  
 PARK AREA VIDE GIFT DEED DOCUMENT NO. 5977/2017, DATED:17.07.2017, @ SRO AVADI

**CONDITIONS :**

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD.CHENNAI REGION, CHEPAUK, CHENNAI-6, LETTER NO.DB/TS(3)/F-1 & NEMAM / 2016 / M / 07.07.2017, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 27.200M (I.E. 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+) 26.600M ABUTTING THE PROPOSED SITE).
- THE ALL ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+27.200M OR) 0.60M ABOVE THE TOP OF ABUTTING VILLAGE ROAD. THE APPLICANT SHOULD PROVIDE ALL ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK. SO THAT ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER CHANNEL. DRAINS ABUTTING SIDE CHANNEL COURSE SITE ON SOUTH SIDE [S.F.NO.38, 39, 51 & 50], WEST SIDE [S.F.NO.38] AND NORTHERN SIDE [S.F.NO.63] SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AT THEIR OWN COST. THE BED LEVEL OF THE ABOVE CHANNEL SHOULD BE ASCERTAINED AND RESORTED BEFORE COMMENCING THE DEVELOPMENT ACTIVITY IN PRESENCE OF THE EXECUTIVE ENGINEER. MOREOVER THE WIDTH OF ENTIRE FIELD CHANNEL AS PER REVENUE RECORDS (FMB) WITHIN THE APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR.
- THE APPLICANT SHOULD DO PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER DURING CONSTRUCTION.
- THE PWDWRD, WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY SAFETY AND SOUNDNESS OF THE BUILDING PROPOSED BY THEM AND PWDWRD SPECIFICALLY RECOMMEND ONLY FOR CONSTRUCTION OF STRUCTURE & INUNDATION POINT OF VIEW. 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 AND PWDWRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
- THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
- THE APPLICANT SHOULD MAKE THEIR 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 DEPARTMENTS CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY ROAD, WATER BODIES, PUBLIC PLACES ETC.
- THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR SEWERAGE TREATMENT AND ITS DISPOSAL AS PER NORMS 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 ANY STORM WATER DRAINAGE DURING CONSTRUCTION.
- THE APPLICANT SHOULD CLEARLY DEMARCATHE THE SOUTH & NORTH SIDE BOUNDARY ABUTTING WATER COURSE AND THE SAME SHOULD BE CLEARLY DESILTED TO HAVE FREE FLOW OF WATER WITHOUT ANY HINDRANCE. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHINGS AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL. THE APPLICANT SHOULD PROVIDE NECESSARY PERIODICAL ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DE-SILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND. AFTER THE DURING COMPLETION OF CULVERT.
- THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LAND WITH REVENUE (AS PER FMB) AND PWD OFFICIALS BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES AND SHOULD NOT ENCROACH THE PARK AND LAND.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWDWRD.
- THE PWDWRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWDWRD OFFICERS CONCERNED BEFORE COMMENCE OF WORK.
- THE PROPOSED RCC BOX CULVERT -1 NO OF SIZE MENTIONED ABOVE ACROSS THE CHANNEL IN S.F.NO.52/1, SO AS TO ACCESS THE SITE S.F.NO.63/1 WITHIN THE APPLICANTS LANDS 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. HOWEVER, IF THE CMDA INSISTS FOR ANY MORE CULVERTS DURING PLANNING APPROVAL, THE APPLICANT SHOULD APPROACH THE WRD FOR GETTING SEPARATE APPROVAL FOR ANY ADDITIONAL CULVERTS IN FUTURE.
- THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE OF 600MM WIDTH OF 3.0M AND HEIGHT OF 1.0M 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. AND SHOULD BE GOT EXECUTED ONLY IN THE PRESENCE OF PWDWRD OFFICIALS. THE BED LEVEL OF THE CULVERTS SHOULD BE FIXED IN PRESENCE OF THE EXECUTIVE ENGINEER CONCERNED.

THE HYDRAULIC PARTICULARS OF PROPOSED CULVERT ARE AS FOLLOWS

THE BED LEVEL OF THE CULVERTS SHOULD BE FIXED IN PRESENCE OF THE EXECUTIVE ENGINEER CONCERNED ONLY AFTER THE EXISTING CHANNEL ORIGINAL BED LEVEL ASCERTAINED AND RESTORED FOR FLOW FROM WEST TO EAST DIRECTION.

S. NO	CHANNEL S.F.NO	ACCESS TO FROM TO	PROPOSED BED LEVEL IN M(+)	MFL IN (M+)	MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE	MINIMUM VENT HEIGHT IN BOTTOM LEVEL OF DECK SLAB	WIDTH OF CULVERT IN M	AREA OF CULVERT IN SQ.M	NO. OF VENTS ALLOWED	
1	52/1	50	63/1	26.160	26.450	9.0	1.04 (+)27.200	3.0	27.0	1 NO
<b>TOTAL</b>									27.0	

- BASED ON THE HYDRAULIC PARTICULARS MENTIONED ABOVE, THE APPLICANT SHOULD CONSTRUCT THE PROPOSED BOX CULVERT IN THE SPECIFIED S.F.NO AT THEIR OWN COST. BASED ON THE HYDRAULIC PARTICULARS MENTIONED ABOVE, THE DESIGN AND DRAWINGS OF THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE OBTAINED FROM QUALIFIED STRUCTURAL DESIGN ENGINEER AND THE SAME SHOULD BE SUBMITTED TO THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK. THE WORK SCHEDULE AND COMPLETION OF ABOVE PROPOSAL, SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR OF MONITORING. THE PWDWRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND AFTER COMPLETION OF PROJECT ALSO.
- THE APPLICANT SHOULD PROVIDE A PUCCA CONCRETE BED IN THE CHANNEL AT THE PROPOSED CULVERT SITE WITHOUT FAIL TO PROTECT THE BED OF CHANNEL.
- THE CONSTRUCTION OF ABUTMENT, WING WALL, RETURN WALL, ETC. SHOULD BE CONSTRUCTED FOR EACH OF THE ABOVE PROPOSED CULVERTS SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANTS LAND ON EITHER SIDE. MOREOVER THE WIDTH FIELD CHANNEL AS PER REVENUE RECORDS (FMB) SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
- THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL WITHOUT ANY CHANGE.
- THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.3000-(RUPEES THREE THOUSAND ONLY) FOR OCCUPATION OF 27 SQ.M IN THE SHAPE OF DEMAND DRAFT DRAWN IN FAVOUR OF EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR AND IT SHOULD BE PAID AT ONE LUMP SUM FOR THREE YEARS OF RS.9000-(RUPEES NINE THOUSAND ONLY) IN ADVANCE BEFORE THE COMMENCEMENT OF WORK. DURING EXECUTION CONSTRUCTION OF ABOVE CULVERT IF ANY DEVIATION IN ABOVE MEASUREMENTS ACCORDINGLY THE LEASE RENT ALSO BE REVISED RESPECTIVELY.
- THE APPLICANT HAS TO PAY SERVICE TAX SEPARATELY AS PER NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME WITHOUT FAIL.
- THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH 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.
- THE APPLICANT IS ALSO TO PAY THE CAUTION DEPOSIT OF SUM OF RS.1,00,000-(RUPEES ONE LAKH ONLY) IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR WHICH WILL BE REFUNDED ONLY AFTER COMPLETION OF SIX MONTHS 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. IF FAILED THE COST OF RESTORATION WORK WILL BE BORNE FROM THE CAUTION DEPOSIT.
- 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 LARGE GENERAL PUBLIC SCHEMES THE APPLICANT SHOULD NOT OBJECT TO HANDOVER 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 ABOVE PROPOSED CULVERT WILL BE THE GOVERNMENT PWDWRD PROPERTY AFTER THE CONSTRUCTION.THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF GOVERNMENT LAND (CULVERT & RETAINING WALL) AND SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED AND FOR THE PERIODICAL INSPECTION.
- 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 FAKE/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 GENUINETY OF THE DOCUMENTS SUBMITTED.
- THE PWDWRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWDWRD OFFICERS CONCERNED BEFORE COMMENCE OF WORK.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWDWRD FROM TIME TO TIME.THE APPLICANT SHOULD ALSO ABIDE LAW OF STATE & CENTRAL GOVERNMENT FROM TIME TO TIME.
- 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 RESPECTIVE THIRD PARTY/ASSOCIATION PERIODICALLY WITHOUT FAIL.
- FALLING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS,WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS FIELD CHANNEL IN THE ABOVE SURVEY NUMBER & 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)DR RULE NO : 29 (8)**

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I & II (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.

**(III)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.

**(IV)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.

(V)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F&C - NEMAM/2016/07.07.2017.SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

NOTE: AS PER PWD LETTER NO.DB/TS(3)/F&C - NEMAM / 2016 / M / DATED:17.07.2017,THE APPLICANT HAS TO ABIDE BY THE OUTCOME OF THE W.P.NO.12947 OF 2017 FILED IN THE HONBLE HIGH COURT OF MADRAS.

**LEGEND :**

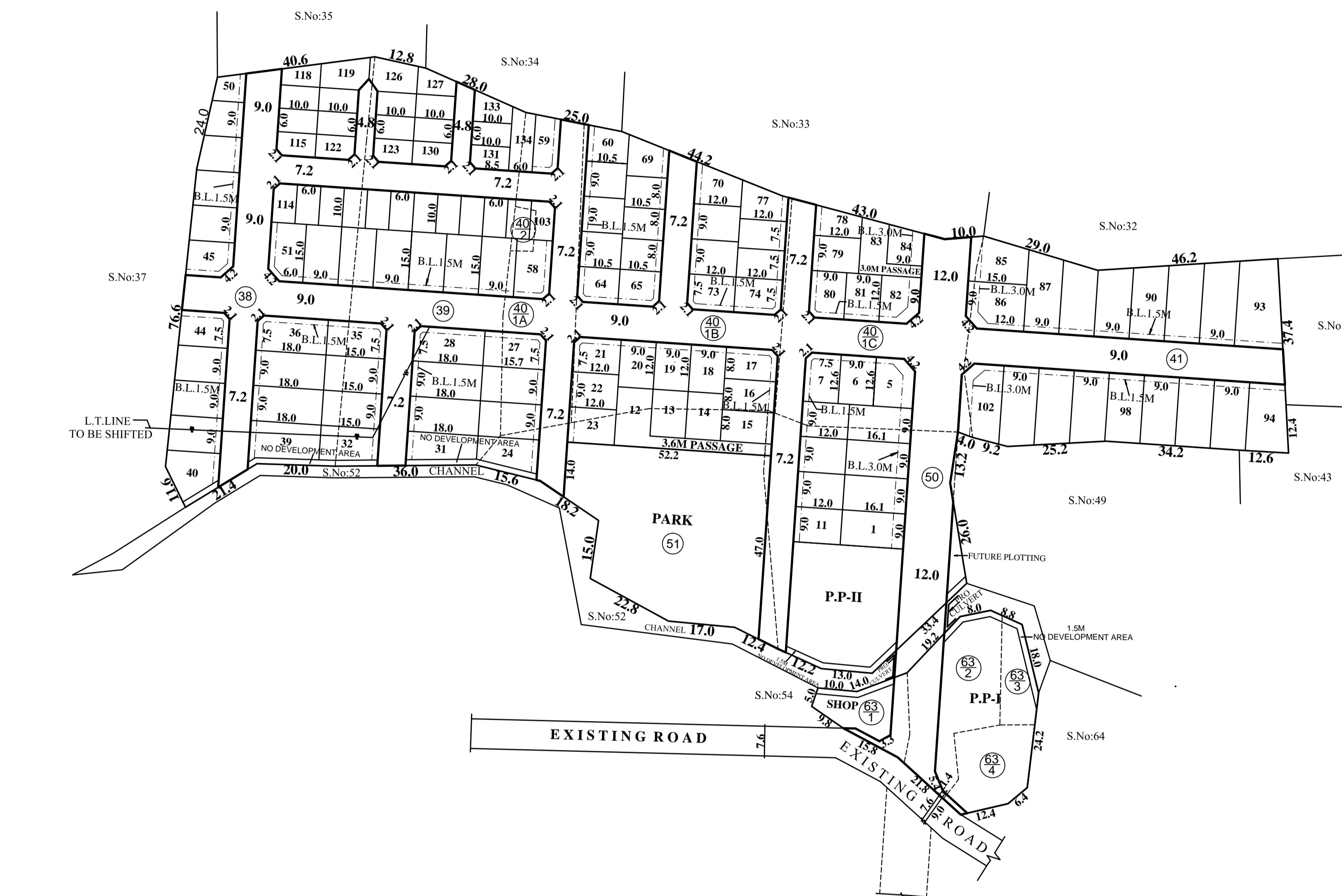
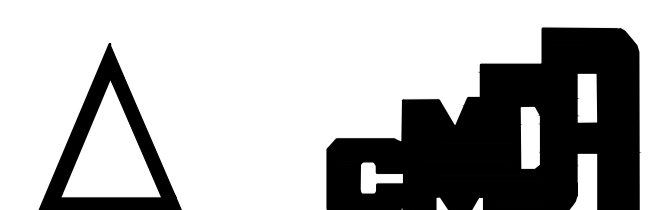
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- E.W.S.
- PUBLIC PURPOSE
- CHANNEL
- COMMERCIAL
- NO DEVELOPMENT AREA

**CONDITION:-**

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

P.P.D NO. 41  
 L.O. 2017  
 APPROVED  
 VIDE LETTER NO : L1 / 21011 / 2015  
 DATE : 11 / 09 / 2017

OFFICE COPY  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**POONAMALLEE PANCHAYAT UNION**

**LAY OUT OF HOUSE SITES IN S.NOS:38,39/1,2,40/1A,1B,1C,2, 41, 50, 51/1,2,63/1,2,3 & S.NO.63/4 OF NEMAM VILLAGE.**

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