

TOTAL EXTENT : 33224 SQ.M
ROAD AREA : 11067 SQ.M
PARK AREA : 2241 SQ.M
PUBLIC PURPOSE PLOTS (I - III) : 2232 SQ.M
TOTAL NO. OF PLOTS : 177 NOS
REGULAR PLOTS (1 TO 138) : 138 NOS
EWS PLOTS (139 TO 177) (2557 SQ.M) : 39 NOS
SHOP SITE : 2 NOS
CONVENIENT SHOP : 3 NOS

NOTE:

- SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
- PARK AREA DOC.NO: 7382 / 2017, DATED:07/12/2017, SRO, TAMBARAM

CONDITIONS:

- THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO: DB/TS(5)/F-1 & C - TAMBARAM / 2016, DT: 25.07.2017 AND 18.08.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- The existing ground level of the site should be raised to a minimum level of (+)11.570m (existing B.T.Road level +0.60m i.e., proposed ground level of AZTEC Properties which is in adjacent of applicant's land) with depth of filling of earth varying from 1.760m to 2.970m and compaction of not more than 0.30m depth to achieve the required degree of compaction over the entire area of the applicant site.
- The all-round pavement level within site should not be less than at (+)11.570m. 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/drain shuttling & crossing the applicants site (channel S.F.No: 1902/202/5 & 208/2) should be completely destilled and reconditioned 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 sewage water if it is proposed to have basement floor. The storm water drainage channel of size 0.60m x 0.90m should be constructed in proposed road side at the bed level of (+)11.100m by the applicant at their own cost and this channel should be linked with the existing field channel as shown in drawing for drain out the drain water.
- There is no defined surplus course for TambaramPrityaltn. The field channels and aycant lands are acting as surplus course. Hence, the applicant should form a separate designed surplus course for free flow of water at their own cost and the applicant must apply separately with WRD and to remit the cost to WRD. The WRD will collect the cost of formation of the surplus course from the applicant and execute as deposit work.
- 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.
- No encroachment activities should be encouraged in the existing field channels running across the applicant land and it should be maintained as it conditions as per Revenue Records (FMB).
- The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities including construction of culvert in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land and should be maintained as available in the FMB. Necessary boundary posts of size 0.15 x 0.15 x 1.50m with fencing at every 3m interval should be providing at their own cost.
- The proposed RCC Box Culvert - 3 Nos of size mentioned above across the channel in S.F.No 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 FMB 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 3 Nos shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width specified below well within the 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 PWD/WRD officials. The bed level of the culverts should be fixed in presence of the Executive Engineer concerned. The Culvert should be constructed with parapet wall of thickness of 0.2meter on both sides. The hydraulic particulars of proposed Culvert is furnished below:
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 North to South direction.

S. No.	Channel No.	Access to S.F.No	Proposed bed level in M (+)	Min. level in M (+)	Minimum height of channel in M (+)	Minimum height of culvert in M (+)	Width of culvert in M	Area of culvert in Sqm	No of culvert to be provided	
1	202/5 or 9/7	202/4 or 9/7	9.200	9.550	3.00	(+) 11.570	2.37m	10.40	11.20	1 Vent
2	208/2 or 14/1 part	208/1C or 14/1 part	9.200	9.550	1.40	(+) 11.570	2.37m	7.60	10.64	1 Vent
3	190/2 or 6/1 part	190/1A or 6/1 part	9.200	9.550	1.40	(+) 11.570	2.37m	10.40	14.56	1 Vent
									Total	56.40

- 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.
- The PWD/WRD, will not be held responsible for the Structural Stability, safety and soundness of the building proposed by them and PWD/WRD specifically recommend only for construction of Culverts & inundation point of view. The applicant should construct the proposed RCC Box Culverts - 3 Nos at their own cost. They are solely responsible for the structural safety and stability of the proposed culvert, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culverts.
- Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culverts should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD, WRD, Lower Palur Basin Division, Kanchepuram for getting approval before the commencement of work. The work schedule for above proposal should be informed to the Executive Engineer, PWD, WRD, Lower Palur Basin Division, Kanchepuram for monitoring and also completion of culvert should be reported to the Executive Engineer.
- The applicant should provide a pucca concrete bed in the channel at the proposed culvert sites without fail.
- The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.
- The applicant should pay an annual lease rent of Rs.60,000/- (Rupees sixty thousand only) for occupation of 56.40 Sqm in the shape of Demand Draft drawn in favour of the Executive Engineer, PWD, WRD, Lower Palur Basin Division, Kanchepuram and it should be paid at one lumpsum for three years of Rs.2,07,000/- (Rupees two lakh and seven thousand only) in advance before the commencement of work. During execution after construction of above culverts if any deviations are noted in above measurements accordingly the lease rent also are 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 the Executive Engineer, PWD, WRD, Lower Palur Basin Division, Kanchepuram 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 subjected 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.5,00,000/- (Rupees five lakh only) in favour of the Executive Engineer, PWD, WRD, Lower Palur Basin Division, Kanchepuram, 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 (Culvert and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed the object of restoration work will be borne from the caution deposit.
- The applicant should not claim any privilege on the above leased 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 to in condition.
- The above proposed culverts will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Culvert land, Culvert, field channel retaining wall abutting the applicant land) and should allow the WRD officials to inspect the channel as and when required and for the periodical inspection. The Public should not be objected for using the culverts proposed by the applicants.
- 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, otherwise the NOC will be revoked.
- 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 genuineness of the documents submitted.
- The proposed RCC Box Culverts 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 Government field channel stretch abutting the boundary and crossing the proposed land within the applicants land should be marked as per FMB and monitored and maintained by the applicant at their own cost. The width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should be maintained. 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 there and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of culvert.
- 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 of field channel as per revenue records (FMB) should be maintained properly without any change at any cost.
- The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.

(II). DR RULE NO: 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS TO III (VIZ. 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 DEPT. 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 GUIDE LINE 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 (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.

LEGEND:

- SITE BOUNDARY
- ROADS ALREADY GIFTED
- EXISTING ROAD
- PARK ALREADY GIFTED
- PUBLIC PURPOSE PLOTS
- EWS
- CHANNEL
- NO DEVELOPMENT
- COMMERCIAL

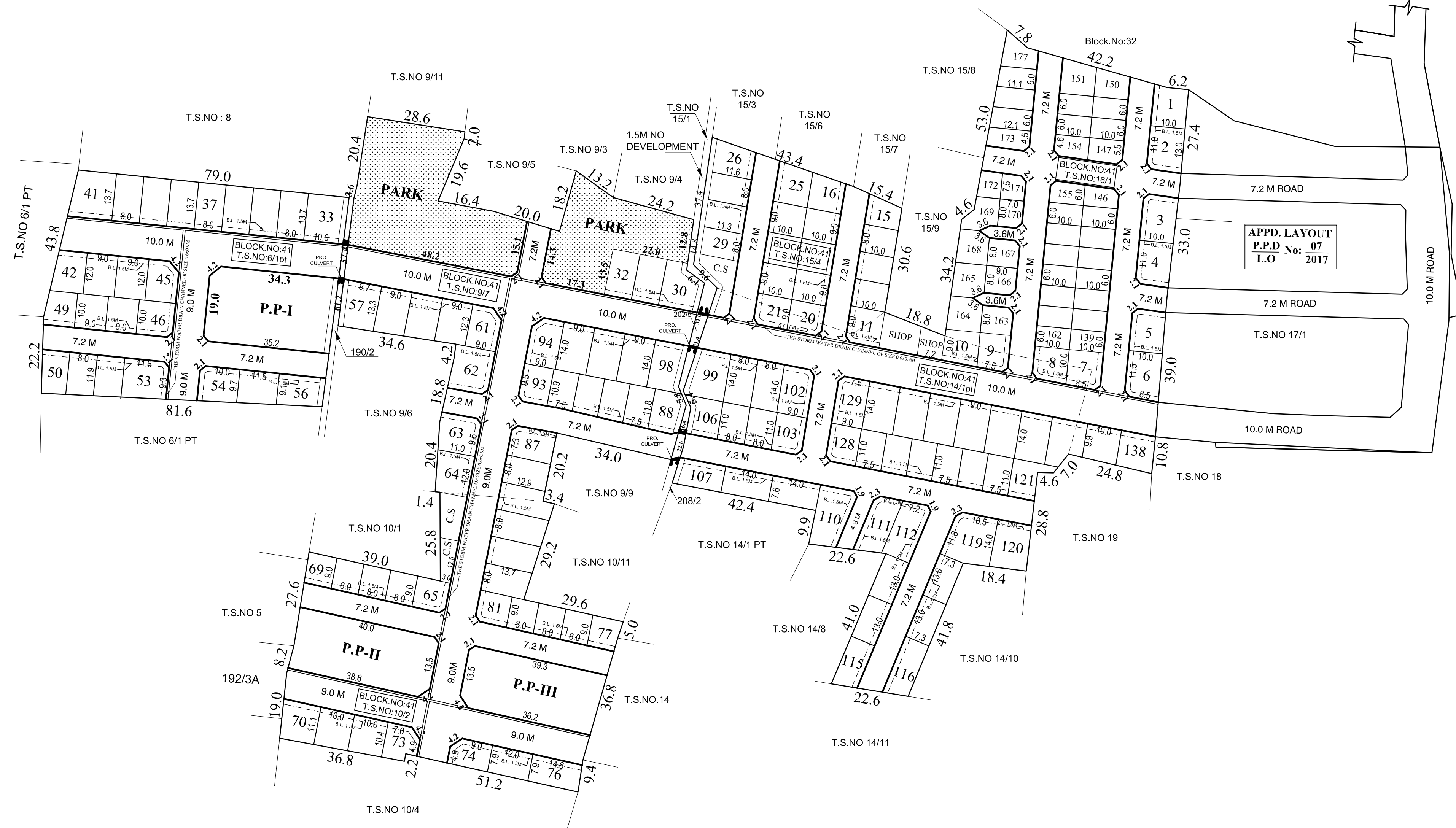
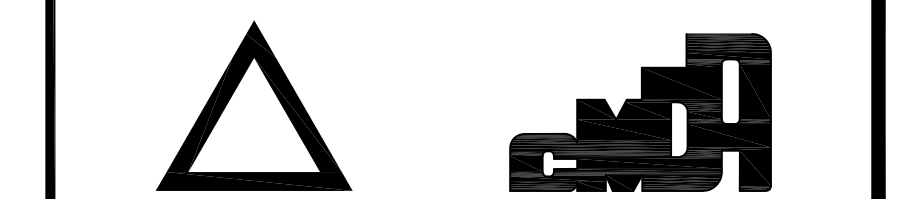
CONDITIONS:

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

P.P.D NO : 01
L.O 2018

APPROVED
VIDE LETTER NO : L1/4833 / 2017
DATE : 05 / 01 / 2018

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



TAMBARAM GREATER MUNICIPALITY

LAYOUT OF HOUSE SITES IN T.S.No:6/1pt (OLD S.No.190/1pt), T.S.No:9/7 (OLD S.No.202/1A,2,3,4, 203/1B1A,1B2A), T.S.No:10/2 (OLD S.No.201 / 1Bpt, 2A1, 2A2, 2B), T.S.No:14/1pt (OLD S.No.207/1,2B,2C, 208/1A,1B,1C, 209/2B), T.S.No:15/4 (OLD S.No.204/1B2A, 1B2B) & T.S.No:16/1 (OLD S.No.205/1,2, 206/1pt,2) IN BLOCK No.41, WARD-D OF TAMBARAM VILLAGE.

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