

**TOTAL EXTENT (AS PER PATTA) : 6400 SQ.M**  
**ROAD AREA : 1871 SQ.M**  
**TOTAL NO. OF PLOTS : 32 Nos.**

**NOTE:**

- SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. No:259/2018, DATED:10.01.2018, SRO @ AVADI

**CONDITIONS:**

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, PWD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-1 & C-THIRUNINRAVUR-A/2016, DT:22.03.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE PROPOSED RCC BOX CULVERT SHALL BE CONSTRUCTED ONLY IN S.NO.154 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 VENT INNER SIZE 6.75M WIDTH AND 2.03M HEIGHT FOR A CARRIAGE WIDTH OF 9.0M WELL 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.
- 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., KOSASTHALAIYAR BASIN DIVISION, THIRUVALUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK. THE WORK SCHEDULE FOR ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD., WRD., KOSASTHALAIYAR BASIN DIVISION, THIRUVALUR FOR MONITORING AND ALSO COMPLETION OF CULVERT SHOULD BE REPORTED TO THE EXECUTIVE ENGINEER.
- THE CHANNEL STRETCH ABUTTING THE APPLICANTS LAND SHOULD BE DESILTED AND RESECTIONED ON EITHER SIDE OF THE PROPOSED CULVERT PERIODICALLY ABUTTING THE APPLICANTS SITE SHOULD BE DONE BY THE APPLICANT AT THEIR OWN COST, AFTER THE COMPLETION OF CULVERT.
- 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.78,810/- (RUPEES SEVENTY EIGHT THOUSAND EIGHT HUNDRED AND TEN ONLY) IN THE SHAPE OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALUR AND IT SHOULD BE PAID AT ONE LUMP SUM FOR THREE YEARS OF RS.2,36,430/- (RUPEES TWO LAKH THIRTY SIX THOUSAND FOUR HUNDRED AND THIRTY 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.
- THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, PWD/WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALUR 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 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 MAINTAINED WITHOUT ENCRoACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL.
- 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 FIELD 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 HIS 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 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 APPLICANT IS ALSO TO PAY THE CAUTION DEPOSIT OF SUM OF RS.50,000/- (RUPEES FIFTY THOUSAND ONLY) IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALUR, 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. 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 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 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 APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+)31.200M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE FOR A DEPTH VARYING FROM 0.640M TO 0.740M DEPENDING UPON THE EXISTING FIELD LEVELS IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)31.320M AND i.e.0.60M ABOVE THE EXISTING ROAD ABUTTING THE SITE AS (+)30.720M.
- THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN AT (+)31.320M. 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 OF THE APPLICANT'S LANDS. THE APPLICANT SHOULD MAKE DRAIN 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 GARBAGE'S 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 PROVIDE A PUGCA COMPOUND WALL ALL-ROUND THE PROPOSED LAYOUT SITE AND A SETBACK DISTANCE OF ABOUT 3.0M SHOULD BE LEFT ON NORTHERN SIDE OF THE SITE ABUTTING THE CHANNEL.
- 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 AND SOUNDNESS OF THE BUILDING PROPOSED BY THEM AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR INUNDATION POINT OF VIEW.

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

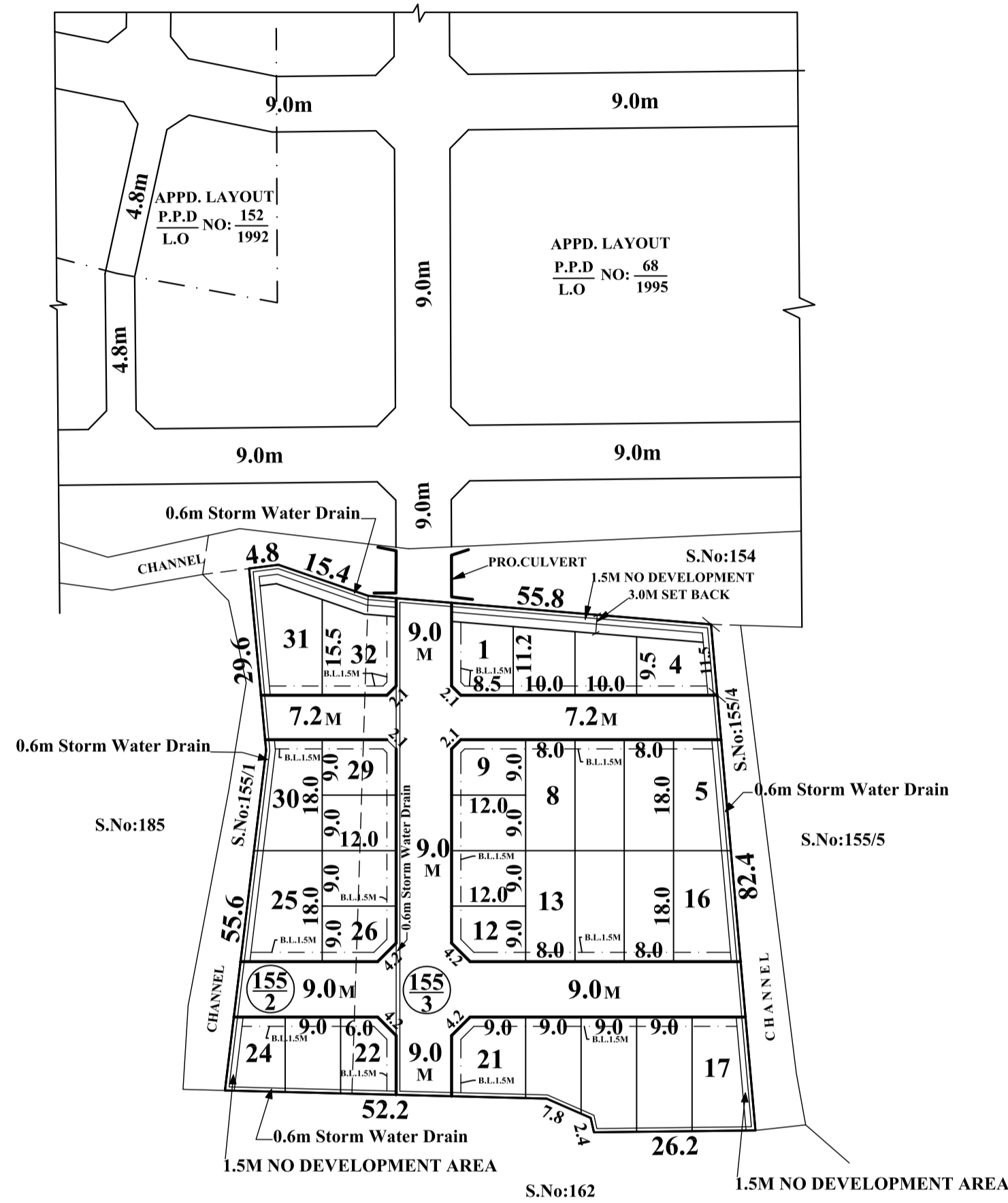
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS INRESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE COMPETENT AUTHORITY, SHALL BE BORNE BY THE APPLICANT.

**(III)** LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.DB/T5(3)/F-1 & C-THIRUNINRAVUR-A/2016, DT:22.03.2017. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

**(IV)** A SETBACK SPACE OF 3.0M FROM THE CHANNEL BOUNDARY IS TO BE MAINTAINED FOR THE PLOTS ABUTTING THE CHANNEL WHICH INCLUDES 1.5M NO DEVELOPMENT AREA AND BALANCE 1.5M AS SETBACK SPACE WHEREIN NO PROJECTIONS ARE PERMISSIBLE.

**LEGEND:**

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



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

P.P.D NO: 17  
 L.O NO: 2018  
**APPROVED**  
 VIDE LETTER NO : L1 / 16736 / 2016  
 DATE : 28 / 02 / 2018

**OFFICE COPY**

FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**THIRUNINRAVUR TOWN PANCHAYAT**

**LAYOUT OF HOUSE SITES IN S.Nos: 155 / 2,3 OF THIRUNINRAVUR -A VILLAGE.**

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