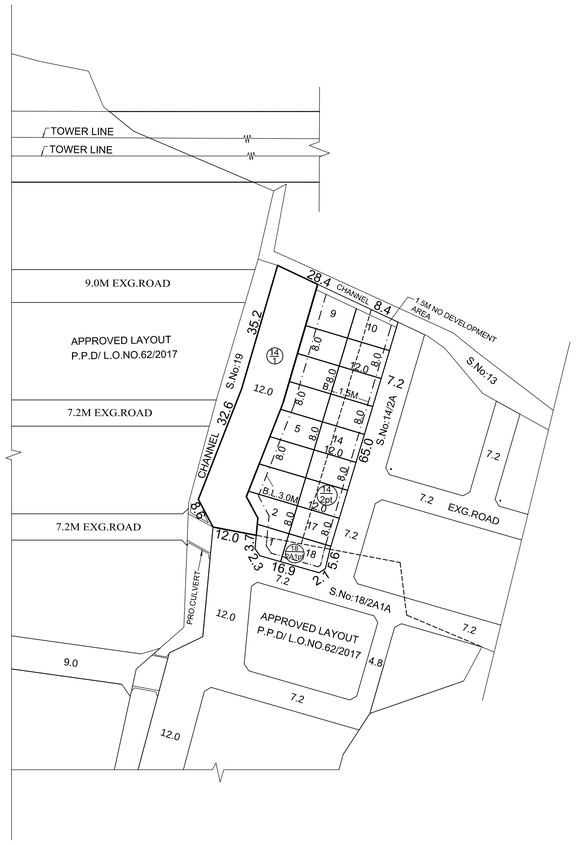

TOTAL EXTENT	**: 2327 SQ.M**
ROAD AREA	**: 896 SQ.M**
NO.OF.PLOTS	**: 18 Nos.**

NOTE:

1. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

2. ☐ ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 6190/2019, DATED:16.04.2019, @ SRO KUNDRATHUR.

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5 (3) / F - MELPAKKAM - I & C / M / 03.08.2017 AND LETTER NO.DB / T5 (3) / F - MELPAKKAM - I & C / 2017 DATED:09.11.2017. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.THE PROPOSED RCC BOX CULVERTS - 8 NOS OF SIZE & IN S.F. NOS AS MENTIONED ABOVE SHOULD BE CONSTRUCTED ACROSS THE CHANNEL WITHIN THE APPLICANTS LANDS AS EARMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FORM 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. ONLY IF THE APPLICANTS LAND/ROAD AVAILABLE ON BOTH SIDES OF THE CHANNEL THIS PERMISSION IS ELIGIBLE FOR CONSTRUCTION OF CULVERTS. HOWEVER, IF THE CMDA INSISTS FOR ANY MORE CULVERTS DURING PLANNING APPROVAL, THE APPLICANT SHOULD APPROACH THE PWD/WRD FOR GETTING SEPERATE APPROVAL FOR ANY ADDITIONAL CULVERTS IN FUTURE.

2. THE PROPOSED BOX CULVERTS SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE, WIDTH AND HEIGHT FOR A CARRIAGE WIDTH AS SPECIFIED BELOW, AND SHOULD BE 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 PWD/WRD OFFICIALS.THE BED LEVEL OF THE CULVERTS SHOULD BE FIXED IN PRESENCE OF THE EXECUTIVE ENGINEER CONCERNED.

THE HYDRAULICS PARTICULARS OF PROPOSED CULVERT ARE AS FOLLOWS.

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

S. NO	CHANNEL S.F.NO	ACCESS TO S.F.NO FROM	ACCESS TO S.F.NO TO	PROPOSED BED LEVEL IN M (+)	MFL IN M (+)	MINIMUM INNER WIDTH OF CHANNEL AS PER FMB AVERAGE	MINIMUM INNER VENT HEIGHT IN M OR BOTTOM LEVEL OF DECK SLAB	WIDTH OF CULVERT IN M	AREA OF CULVERT IN SQ.M	NO.OF VENTS ALLOWED
1	13	15/1	EXISTING ROAD12 & 96/1B	20.090	21.450	5.20	(+)22.450 /2.360M	7.20	37.44	1 NO
2	19	20/1	14/1	20.160	21.450	5.60	(+)22.450 /2.290M	9.00	50.40	1 NO
3	19	20/1	14/1	20.140	21.450	5.0	(+)22.450 /2.310M	7.20	36.00	1 NO
4	19	20/1	14/1 & 18/2A1part	20.100	21.450	4.0	(+)22.450 /2.350M	7.20	28.80	1 NO
5	23	20/2B	18/2A2	20.040	21.450	5.0	(+)22.450 /2.410M	9.00	45.00	1 NO
6	23	22/1A	24/1	19.995	21.450	6.0	(+)22.450 /2.455M	7.20	43.20	1 NO.
7	23	22/1A	24/3A	19.940	21.450	6.0	(+)22.450 /2.510M	7.20	43.20	1 NO
8	23	22/1A	24/3B	19.920	21.450	6.0	(+)22.450 /2.530M	7.20	43.20	1 NO.
								TOTAL	327.24	

3. 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.

4. THE PWD/WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR CONSTRUCTION OF CULVERTS & 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 PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.

5. 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., KOSASTHALAIYAR BASIN DIVISION,THIRUVALLUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK.THE WORK SCHEDULE FOR THE ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER,PWD.,WRD., KOSASTHALAIYAR BASIN DIVISION,THIRUVALLUR FOR MONITORING AND ALSO COMPLETION OF CULVERT SHOULD BE REPORTED TO THE EXECUTIVE ENGINEER.

6. THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS. 1,23,000/- (RUPEES ONE LAKH AND TWENTY THREE THOUSAND ONLY) FOR OCCUPATION OF 327.24SQ.M IN THE SHAPE OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER,PWD., WRD., KOSASTHALAIYAR BASIN DIVISION,THIRUVALLUR AND IT SHOULD BE PAID AT ONE LUMPSUM FOR THREE YEARS OF RS.3,69,000/- (RUPEES THREE LAKH AND SIXTY NINE 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.

7. THE APPLICANT HAS TO PAY SERVICE TAX SEPERATELY AS PER NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME WITHOUT FAIL.

8. THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER,PWD., WRD., KOSASTHALAIYAR 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 SUBJECTED TO REVISION FROM TIME TO TIME AS PER GUIDELINE VALUE/ GOVERNMENT ORDERS.

9.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., KOSASTHALAIYAR 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 (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 COST OF RESTORATION WORK WILL BE BORNE FROM THE CAUTION DEPOSIT.

10. 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 AND AS WELL AS LEGAL ENTITY . FURTHER, THE LEASED PORTION LAND TO BE HANDED OVER TO THIS DEPARTMENT AS IS IN CONDITION.

11. 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.

12. 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 AND CONSTRUCTED CULVERTS ALSO REMOVED WITHOUT ANY CORRESPONDENCE FOR WHICH APPLICANT IS NOT ENTITLED FOR ANY COMPENSATION.

13. 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.

14. 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.

15. 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 MAKE 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 COMPLETION OF CULVERT.

16. THE ABUTMENT, WING WALL, RETURN WALL, ETC., 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.

17. THE APPLICANT SHOULD PROVIDE A PUCCA CONCRETE BED IN THE CHANNEL AT THE PROPOSED CULVERTS SITES WITHOUT FAIL.

18. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD.

19. THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+)22.450M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION FOR A DEPTH VARYING FROM 0.68M TO 0.82M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 22,450M AND i,e,0.60M ABOVE THE EXISTING ROAD ABUTTING THE SITE AS (+)21,850M.

20.THE APPLICANT SHOULD PROVIDE INTERIOR STORM WATER DRAINAGE NETWORK SUITABLY SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER CHANNEL / DRAINS ABUTTING THE APPLICANT'S SITE.

21. THE CHANNEL S.F. NOS.13,19 & 23 WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AT THE APPLICANTS 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 FILED CHANNEL AS PER REVENUE RECORDS (FMB) WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.

22. THE APPLICANT SHOULD CLEARLY DEMARCATE THE BOUNDARY OF HIS 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.

23. 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 COMMENCE OF WORK.

24. 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.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE PERMISSION ON CONSTRUCTION OF CULVERTS 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 AND AS WELL AS LEGAL ENTITY.

(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 STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) / F - MELPAKKAM - I & C / 2017 / DATED: 03.08.2017 AND 09.11.2017 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

NOTE: THE APPLICANT HAS TO CONSTRUCT THE RETAINING WALL TO A DEPTH OF 5 FEET ABOVE NATURAL GROUND LEVEL (NGL) (i.e.3 FEET ABOVE ROAD LEVEL).

LEGEND :

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

CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D / L.O NO 59 / 2019

APPROVED

VIDE LETTER NO : L1 / 21193 / 2018

DATED : 09 / 05 / 2019

OFFICE COPY

FOR SENIOR PLANNER(MSB)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

POONAMALLEE PANCHAYAT UNION

LAY OUT OF HOUSE SITES IN S.Nos: 14/1, 2pt AND S.NO.18/2A1pt OF MELPAKKAM VILLAGE.

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