

TOTAL EXTENT (AS PER PATTA) : 8599 SQ.M
ROAD AREA : 3478 SQ.M
PARK AREA : 225 SQ.M
NO.OF.PLOTS : 45 Nos.

NOTE:

- 1.SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
- 2.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
PARK AREA DOCUMENT NO.3111/2021, DATED:23.02.2021 @ SRO AVADI.

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRD CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB / T5 (3) / F - 009788 - PALERIPATTU / 2019 / 03.12.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1.The proposed RCC box culvert shall be constructed only in specified S.F.No.with size as mentioned below as earmarked in the sketch for temporary occupation for three years from the date of signing the agreement. The applicant should strictly adhere to maintain the above hydraulic particulars of the channel. If the applicant's land/Road available on both sides of the channel, this permission is eligible for construction of culvert. The width of the channel earmarked in the FMB sketch should be maintained as per Revenue records and should be maintained without encroachments. The width of the channel earmarked in the sketch should be maintained as per Revenue records and should be maintained without encroachments.

The bed level of the culvert 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. The size & sill level of the proposed RCC culvert should be maintained as mentioned below in the specified in S.F.No.and should be got executed only in the presence of PWD/WRD Officials without any violation.

S. CHANNEL NO	S.F.NO	ACCESS TO S.F.NO		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	
		FROM	TO								
1	37/1	37/2	39/1	21.510	23.160	4.60	(+23.760 2.25m	10.0	46.0	1 NO	
									TOTAL	46.0	

2.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, Thiruvallur for getting approval regarding hydraulic particulars before the commencement of work.The work schedule for 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 without fail.

3.The applicant should clearly demarcate their boundary especially on the abutting the channel in Old S.F.No.36/2, 37/1 & 4, 91/4 and 38/1 & 4 of Paleripattu village before the commencement of culvert in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the boundary.

4.The channel in Old S.F.No.36/2, 37/1 & 4, 91/4 and 38/1 & 4 of Paleripattu Village along the boundary of applicant's land should be completely desilted and resectioned by constructing retaining wall on either side including bed lining of the channel upto the applicant land stretch (Upto their stretch)as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer, Moreover, the width of entire channel as per Revenue records (FMB) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.

5.The Government supply channel Old S.F.No.36/2, 37/1 & 4, 91/4 and 38/1 & 4 of Paleripattu Village stretch abutting the boundary of the proposed land within the applicant's land should be marked as per FMB and monitored and maintained by the applicant's their own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of all 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 then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of culvert.

6.The construction of abutment, wing wall, Return Wall, etc., should be constructed for each of the above proposed culvert and should also be constructed well within the applicant's land on either side. Moreover, the width of field channel as per Revenue records (FMB) should be maintained properly without any change.

7.The applicants 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 common public schemes, the applicant should not object to handover the land to this department for which applicant are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

8.The above proposed culvert will be the Government PWD/WRD property after the construction. The applicant's should not claim any privilege on the above lease 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.

9.The applicants 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 for Construction of Culvert.

10.The PWD/WRD will not be held responsible for the Structural stability safety and soundness of the culvert proposed by the applicants and PWD/WRD Specifically recommend only for construction of culvert

11.The applicant's 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 and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.

12.The applicant should pay an annual lease rent of Rs.21,500/- (Rupees twenty one thousand and five hundred only) for occupation of 46 sq.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.64,500/- (Rupees Sixty Four Thousand Five hundred only) in advance before the commencement of work. During execution / after construction of above culvert, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.

The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.

13.The applicants 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.

14.The applicants have to pay the caution deposit of sum of Rs.3,00,000/- (Rupees Three 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 form the caution deposit.

15.The proposed RCC Box Culvert should be monitored and maintained by the applicant's 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.

16.The applicant' should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.

17.The applicants 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.

18.The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water suitable arrangements should be made for the same by the applicant, and as well as the construction materials/ debris/ garbages should not be dumped into the channel at any cost.

The applicants should not dump the garbages/debris in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/sullage should not be let into field channel, and the garbages, debris and construction materials should not be dumped into the channel restricting the free flow of water.

19.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 construction culvert will also be removed without any correspondence, for which applicant are not entitled for any compensation and as well as legal entity.

20.The applicants should not object at any time for the maintenance work/improvements work of the channel to be carried out by PWD/WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Revenue records (FMB) which are to be carried out by PWD/WRD in future periodically.

21.This permission is issued only for the temporary construction of RCC culvert. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA (Circular dated-13.03.2019) during development . There should not be any objection to the usage of common public by the applicant at any cost.

22.The applicant land should be filled with earth proper compaction to the level of (+)23.760m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 1.20m to 1.50m depending upon the existing field levels in layers of not more than 0.30metre depth to achieve required degree of compaction and the existing applicant land should be raised to a level of (+)23.760m and i.e 0.06m above crest level of Paleripattu tank is (+)23.700m on Northern side. The all-round pavement level within site should not be less than at (+)23.760m

23. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work (peripheral & lateral), rainwater harvesting, roads and sewerage alignment & garbages/debris and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage should not be let into the drain/channel course at any cost and the debris and other materials should not be dumped into the drain/surplus course obstructing free flow of water. 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.

24.The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA circular dated.13.03.2019. The width of the channel earmarked in the FMB sketch should be maintained without encroaching as per Revenue records & measurements and also should maintain the hydraulic parameters of the channel. If any damages occurred to the said course. It should be restored to the original standards at their own cost.

25.The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter, if necessary Advance intimation should be given to the PWD/WRD officers concerned before commencement of work .PWD/WRD is giving opinion only in connection with inundation aspects and do not deliver any rights to the applicant to encroach the PWD/Government Lands.

26.The permission granted to the applicants, should not be altered/modified/changed to any others. Based on the records submitted by the applicant, 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, lease rent etc., will not be refunded. Hence, the applicants are solely responsible of genuinity of the documents submitted.

27.The applicant's should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

28.The applicants should get clearance certificate for their site from the Revenue Department to make sure that the site is not an encroached property from the water body as well as confirming this proposed site boundaries.

29.PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD/Government Lands, The NOC for his site from the PWD/WRD is purely issued on the basis of inundation point of view and temporary permission for construction of culvert.

The owner of the document received from the applicants, in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development/Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.

Failing to comply with any of the above conditions.PWD/WRD reserves rights to withdraw the Technical Opinion with NOC on inundation pint of view as well as permission for construction of culvert to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) / F - 009788 - PALERIPATTU / 2019/ 03.12.2019, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) DR RULE NO : 29 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN 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.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND :

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

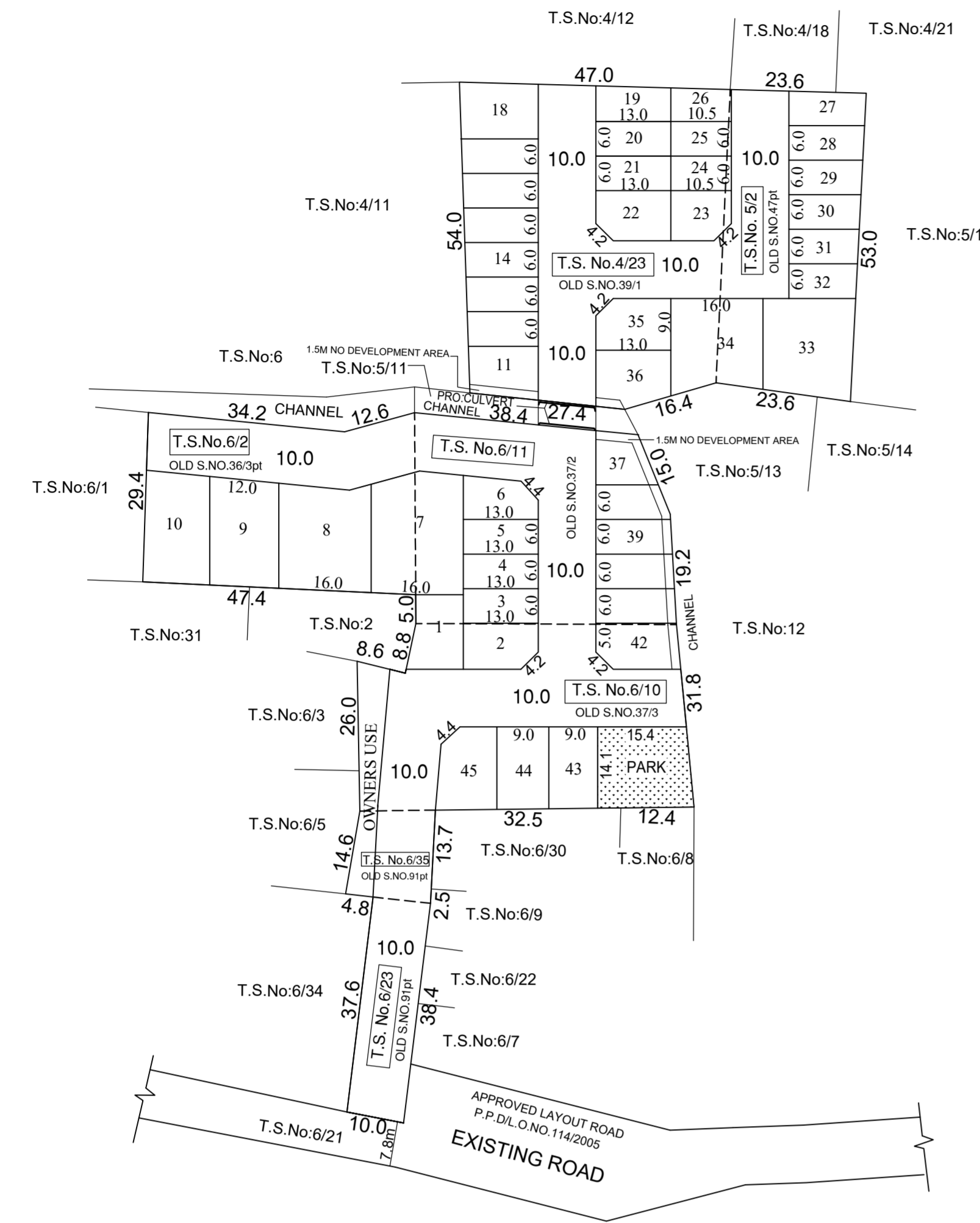
CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO. 56
L.O 2021

APPROVED

VIDE LETTER NO : L1 / 16129 / 2017
DATED : 31 / 3 / 2021

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



AVADI CITY MUNICIPAL CORPORATION

LAY OUT OF HOUSE SITES IN PRESENT T.S.Nos. 4/23, 5/2, 6/2, 10, 11, 23 AND T.S.No.6/35, (OLD S.Nos.36/3pt, 37/2,3, 39/1, 47pt, 91pt) WARD-H, BLOCK NO.16 OF PALERIPATTU VILLAGE.

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

