

TOTAL EXTENT (AS PER DOCUMENT) : 1720 SQ.M
ROAD AREA : 405 SQ.M
TOTAL NO. OF PLOTS : 7 Nos

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.1990/2023, DATED:14.02.2023, @ SRO, AVADI.

CONDITIONS:

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T3(3)/F.12309&0457- THIRUNINDRAVUR VILLAGE / 2023 / DATED 31.01.2023, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicants' land should be filled with earth filling with proper compaction to the minimum Level of (+)30.590m (i.e.) 0.68m above the Sill level from Sluice No.2 Tirunindravur Tank of Chembambakkam Tank i.e.,+29.910m.] to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve required degree of compaction for the depth varying from 1.17m to 1.23m depending upon the existing field levels. Also, the applicants should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.

2.The all round pavement level within the site should be less than (+)30.590m. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drain of suitable sizes, within the site as per site condition and the same should be connected to the local drain / channel, rainwater harvesting, roads with road side drain and sewerage treatment plant and its disposal and garbages / debris and other solid waste management as per norms in existence within the applicants' land according to existing rules in force and should get proper approval from competent authority without fail.

The sewage or any unhygienic drainage (Treated or Untreated) should not be let into 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 drainage network, at their own cost and the same is to be connected to natural storm water drainage / channel. There should not be any hindrance to the free flow of internal drain to downstream.

3. The applicants should provide necessary setback distance especially on North & West within the site based as per the site condition as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 vide Roc. No. 4367/2019 BA2/ Dated: 13.03.2019) during development and there should must be construction activities in the specific setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.

4. The applicants should clearly demarcate the boundary of their lands before commencement of any developmental activities especially on the West and North side in the presence of Revenue and WRD authorities. The applicants should also maintain the measurement of the width of the channel earmarked in the Revenue records and should never be altered and must be maintained at all time without any encroachments and should be maintained as per Revenue records (FMB). If any damages occurred to the channel, the same should be restored to its original condition at their own cost.

5. The applicants should not object at any time for the maintenance works / improvement works of the channels which are proposed to be carried out by WRD The applicants 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 proposed to be carried out by WRD in future periodically

6. The sewage water from the applicants' 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/river at any cost.

At any cost, sewage / sullage should not be let into river, and the garbages, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.

7. The applicants should get clearance certificate for this 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

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

9. The Channel in SF Nos. 154 & 155/4 abuts of the applicant's land should be completely desilted and resectioned by constructing retaining wall on either side of the channel with concrete bed as per the FMB at the applicants 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 WRD Executive Engineer Moreover, the width of entire Channel as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and without encroachments.

10. The Channel in S.F. Nos 154 & 155/4 stretch abutting the applicants boundary should be marked as per FMB and monitored and maintained by the applicants at their own cost. The width of the Channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the Channel should be maintained. The applicants should make necessary periodical arrangements for free flow of water through the existing channel to the downslope area within the proposed layout site. Also, the applicants 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 project also.

11. The proposed RCC Box Culvert - 1 No of size in S.F.No.155/4 of channel should be constructed across the channel on Western side of 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. Only if the applicants land/road available on both sides of the channel this permission is eligible for construction of culvert. The applicants should not carry out any other cross masonry structures across the channel without prior permission from WRD. The applicants should provide a pucca concrete bed in the channel at the proposed culvert site without fail.

12. The proposed box culvert shall be made up of RCC Box Type with a minimum vent inner size, width and height for a culvert width are specified below should be well within the boundary. The size & sill level of the proposed RCC culvert should be maintained as mentioned below in the specified and should be got executed only in the presence of WRD officials. 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 the flow direction from its originates.

The Hydraulic particulars of the proposed RCC Culvert are follows:-

1. Approach Existing Layout Road level	: (+) 29.820 m
2. MFL during December 2015	: (+) 29.990 m
3. Proposed FSL including freeboard	: (+) 30.120 m
4. Proposed Bed level of Channel	: (+) 28.020 m
5. Proposed Deck Slab bottom level of the Culvert	: (+) 30.590 m
6. Proposed Bed Width of Channel - FMB	: 4.80 m
7. Proposed Culvert width	: 7.20 m

S. No	Channel S.F.No.	Access to S.F.No.	Proposed Bed level in m(+)	MLF in m	Minimum inner width of channel in m as per FMB	Minimum inner/vent of channel in m or bottom level of deck slab	Width of RCC bridge in m	Area RCC Bridge in Sq.m	No of vents allowed
1.	155/4	Approach Existing Layout Road	(+) 28.020m	(+) 29.990m	4.80m	2.57m or (+)30.590m	7.20	34.56 Sq. 35.00	1 Nos

20.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 public schemes the applicants should not object to handover the land to this department for which applicants not entitled for any compensation and as well as legal entity. Further, the leased portion of land to be handed over to this department as is in condition.

21.The above proposed culvert will be the Government WRD property after the construction. The applicants 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

22 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 and as well as legal entity.

23. The permission granted to the applicants, 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 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 solely responsible of genuinity of the documents submitted.

24. The proposed RCC Box Culvert should be constructed monitored and maintained for frequent inspection 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 25. The Abutments, Wing walls, Return walls, 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. 26. The 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 WRD officers concerned before commencement of work.

25. The applicants should abide by the rules and regulation of the WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

26. 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

27. The WRD will not be held responsible for the Structural Stability, safety and soundness of the culvert proposed by the applicants and WRD specifically recommend only for construction of Culvert. The applicants 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 WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culvert.

The owner of the document received from the applicants in respect to the ownership is purely of applicants' 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, WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view along with temporary permission for construction of culvert to the above proposed site and in event, the applicants shall not be eligible for any compensation whatsoever and as well as legal entity.

(ii) TNCDBR-2019, RULE No: 47 (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 CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(iii) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T3(3)/F.12309&0457- THIRUNINDRAVUR VILLAGE / 2023 / DATED 31.01.2023, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(vi) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

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

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- CHANNEL

