



CONDITION.

I. DR. RULE NO : 29 (1)
 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.

II. THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO VI (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 C.M.D.A. AFTER THE SAID PERIOD OF ONE YEAR AND IF NONE OF THE AGENCIES PURCHASE THE RESERVED LAND FULL/PART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANYBODY FOR RESIDENTIAL USE ONLY.

III. THE FOLLOWING CONDITIONS OF PWD, VIDE THE C.C., P.W.D., WRD, CHANNAL LETTER NO T8 (C) / 13366 / 2009 / DC 15.09.2009 ARE TO BE COMPLIED BY THE APPLICANT BEFORE FORMATION OF THE LAYOUT:

1. THE PROPOSED SITES SHOULD BE RAISED TO A MINIMUM LEVEL OF (C) 15.100M UNIFORMLY ((1.2) 0.60 M ABOVE THE TOP LEVEL OF EMBANKMENT OF THE CHANNEL AT SURVEY NO. 405/2) WITH HARD SOIL TO AVOID INUNDATION DURING FLOODS.
2. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE ONLY AFTER THE ERECTION OF FOOTINGS.
3. THE PROCESS OF FILLING COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION.
4. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AS PER REVENUE RECORDS.
5. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE AYACUT.
6. THE SPACE OF 6M TO BE PROVIDED ADJACENT TO CHANNEL.
7. THE IRRIGATION CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER WITHOUT ANY OBSTRUCTIONS TO FACILITATE IRRIGATION TO THE DOWNSIDE AYACUT.
8. THE PROMOTER SHOULD NOT CARRYOUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WATER RESOURCES DEPARTMENT.
9. THE PROPOSED CULVERTS SHALL BE MADE OF RCC BOX TYPE WITH A URBAN SIZE 3.00M X 1.00 M IN EACH.
10. THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERTS AT SURVEY NO. 404/2 AND 405/2 SHOULD BE MAINTAINED AS (C) 16.600 M & (C) 16.645 M RESPECTIVELY AND SHOULD BE GOT EXECUTED AMIDST IN THE PRESENCE OF WATER RESOURCES DEPARTMENT OFFICIALS ONLY.
11. THE PROMOTER SHOULD CONSTRUCT THE RCC BOX TYPE CULVERTS AT THEIR OWN COST AND THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURES.
12. THE PROMOTER SHOULD PROVIDE RAINWATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
13. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
14. THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
15. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
16. AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY, SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION AT THEIR OWN COST.
17. THE PROMOTER SHOULD PAY AN ANNUAL TRACK RENT OF RS. 12,070/- IN THE FORM OF DEMAND DRAFT, DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALUR.
18. THE TRACK RENT SHOULD BE PAID IN ONE WHOLESUM.
19. THE TRACK RENT IS SUBJECTED TO REVISION FROM TIME TO TIME.
20. THE PROMOTER SHOULD ENTER INTO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALUR FOR TRACK RENT.
21. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED IF BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION, THE PROMOTER SHALL BE LIABLE TO RESTORE THE ORIGINAL CONDITION.

TOTAL EXTENT	: 17118 m ²
ROAD AREA	: 4635 m ²
PARK AREA	: 1265 m ²
PUBLIC PURPOSE PLOTS (I TO VI)	: 1276 m ²
TOTAL NO. OF. PLOTS	: 73 Nos.
REGULAR PLOTS (1 TO 47)	: 47 Nos.
E.W.S. PLOTS (1370 m ²) (48 TO 73)	: 26 Nos.
CONVENIENCE SHOP SITE	: 1 No.

NOTE :

1. SPLAY - 1.5 M X 1.5 M, 3.0 M X 3.0 M.
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.
3. ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO : 5634/03, DC. 7.08.09.
4. THE PROPOSED CULVERT SHOULD BE CONSTRUCTED BY THE APPLICANT AT HIS OWN COST BEFORE SANCTION OF THE LAYOUT BY THE LOCAL BODY.

LEGEND :

- SITE BOUNDARY
- PROPOSED ROAD.
- EXISTING ROAD.
- PARK
- PUBLIC PURPOSE
- E.W.S.
- CHANNEL.
- CONVENIENCE SHOP.

KUNDRATHUR TOWN PANCHAYAT.

LAYOUT OF HOUSE SITES IN S. NOS. 410/1, 2A, 411/1B, 2 & 412/1 OF KUNDRATHUR VILLAGE.

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

CONDITION

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

P.P.D NO. 43
 LO APPROVED 2009

VIDE LETTER NO : L / 14330/09.
 DATED : 8 / 10 / 2009.

OFFICE COPY.

FOR MEMBER, SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY.

