



TOTAL EXTENT : 9500 SQ.M
ROAD AREA : 3405 SQ.M
PARK AREA : 318 SQ.M.
TOTAL NO. OF PLOTS : 36 NOS.
CONVENIENCE SHOP : 1 NO.

NOTE:

- SPLAY = 1.5M X 1.5M, 3.0M X 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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|-------------|---|
| ▭ ROAD AREA | WERE ALREADY HANDED OVER TO THE LOCAL BODY |
| ▭ PARK AREA | VIDE GIFT DEED DOCUMENT NO.7889/2012. 09/07/2012. |

CONDITIONS:

- (0) THE FOLLOWING CONDITIONS OF PWD STIPULATED IN CHIEF ENGINEER, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. 1503/1907/2011/DT : 27.02.2012, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
- THE PROPOSED LAYOUT OF HOUSE SITES OF LAND IS TO BE RAISED TO EXISTING AGRAHARAM VILLAGH ROAD LEVEL (L.E.) (+29.00) + 0.00M = 29.30M WITH HARD SOLE TO AVOID INUNDATION IN FUTURE.
 - THE SUPERSTRUCTURE OF THE PROPOSED BUILDING SHALL BE CONSTRUCTED ABOVE THE LEVEL OF (+) 29.30M TO AVOID THE POSSIBLE INUNDATION TREATS IN THE NEAR FUTURE.
 - THE PROCESS OF FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH OF ARCHIVE. THE REQUIRED DEGREE OF COMPACTION.
 - THE FOUNDATION SHOULD BE LAID IN THE ORIGINAL SOIL STRATA.
 - THE PROPOSED THREE RCC BOX TYPE CULVERTS WITH THE SIZE OF (1) 10.00M X 11.50M, (2) 12.00M X 4.00M AND (3) 10.00M X (3.80+9.00)2M.
 - THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERTS SHALL BE MAINTAINED AS (+) 28.00M AND SHOULD BE GOT EXECUTED ONLY IN THE PRESENCE OF WRD OFFICIALS.
 - THE DESIGN AND DRAWINGS OF THE THREE RCC BOX TYPE CULVERTS SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WRD, KASASTHALAIYAR BASIN DIVISION, THIRUVALUR FOR APPROVAL AND THE WORK SCHEDULE SHOULD ALSO BE INFORMED TO HIM FOR MONITORING.
 - THE CAUTION DEPOSIT OF RS. 3.00 LAKH (RUPEES THREE LAKH ONLY) HAS TO BE DEPOSITED IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KASASTHALAIYAR BASIN DIVISION, THIRUVALUR BEFORE COMMENCEMENT OF WORK.
 - THE PROPOSED RCC BOX TYPE CULVERT SHALL BE CONSTRUCTED ONLY IN SURVEY NO. 552 (IND) AND (2) NOS AS DARRMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE OF AGREEMENT.
 - THE PROMOTER SHOULD ENTER INTO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD, KASASTHALAIYAR BASIN DIVISION, THIRUVALUR AND IT SHOULD BE RENEWED ONCE IN THREE YEARS.
 - THE PROMOTER SHOULD CONSTRUCT THE RCC BOX TYPE CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE.
 - SUBSEQUENT RENEWAL OF THIS GRANT WILL BE ISSUED BY THE SUPERINTENDING ENGINEER, WRD, PALAR BASIN CIRCLE, CHENNAI WHICH HAS TO BE APPLIED WITH IN ONE MONTH BEFORE THE EXPIRY OF THE EARLIER LEASE PERIOD.
 - THE PROPOSED THREE RCC BOX TYPE CULVERTS SHOULD BE MAINTAINED BY THE PROMOTER AT HIS OWN COST.
 - 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 BY THE PROMOTER AT HIS OWN COST.
 - THE CAUTION DEPOSIT WILL BE REFUNDED ONLY AFTER THE COMPLETION OF ENTIRE WORK WITHOUT CAUSING ANY DAMAGES IN THE CHANNELS. IF ANY DAMAGES NOTICED IN THE CHANNELS SUCH DAMAGES WILL BE RESTORED TO THE ORIGINAL CONDITION BY WRD AND COST OF RESTORATION WILL BE ADJUSTED FROM THE ABOVE CAUTION DEPOSIT.
 - THE PROMOTER AFTER APPROVAL SHOULD PAY AN ANNUAL LEASE RENT OF RS. 600/- IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KASASTHALAIYAR BASIN DIVISION, THIRUVALUR.
 - THE LEASE RENT SHOULD BE PAID IN ONE LUMP SUM FOR THREE YEARS AS ADVANCE.
 - THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME.
 - THE WIDTH OF THE SHED CHANNEL DARRMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCRUCHING AS PER REVENUE RECORDS.
 - THE PROMOTER SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF GOVERNMENT LAND AND RCC BOX TYPE CULVERTS.
 - WORK SHOULD NOT BE ANY INTERFERENCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE COMMAND AREA.
 - THE PROMOTER SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVAL OF OBSTRUCTIONS IN ANY FORM WITH IN HIS BOUNDARY AT HIS OWN COST AND WHEN REQUIRED AND ENSURES FREE FLOW OF WATER.
 - THE PROMOTER SHOULD NOT CARRY ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
 - SEWAGE AND SULLAGE WATER SHOULD NOT BE LEFT IN THE CHANNELS & NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENT SHOULD BE CONSTRUCTED AT THE PROPOSED SITE BY THE PROMOTER AT HIS OWN COST.
 - ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
 - THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE OF ANY TIME DURING EXECUTION.
 - THE PROMOTER SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE CHANNELS AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION AND ALSO SHOULD NOT OBJECT PUBLIC TO USE THE RCC BOX TYPE CULVERTS.
 - THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
 - THE PROMOTER SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
 - THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
 - THE PROMOTER SHALL NOT INFRINGE TO OCCUPY ANY PIECE OF CHANNELS POROMORE AT ALL TIMES.
 - FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITH DRAW THE 'NO OBJECTION CERTIFICATE' ISSUED FOR CONSTRUCTION OF THESE THREE RCC BOX TYPE CULVERTS AND REPORT ON INUNDATION POINT OF VIEW TO THE ABOVE SURVEY NUMBERS AND IN THAT EVENT, THE PROMOTER SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

11. LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. TSD/1907/2011/DT : 27.02.2012, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

11. 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.

LEGEND:

- ▭ SITE BOUNDARY
- ▭ PROPOSED ROAD
- ▭ EXISTING ROAD
- ▭ PARK
- ▭ CHANNEL
- ▭ CONVENIENCE SHOP

CONDITION:	
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.	
P.P.D	NO. 29
L.O.	2012
APPROVED	
VIDE LETTER NO :	L1/ 1655 / 2012
DATE :	21 / 08 / 2012
OFFICE COPY	
FOR MEMBER SECRETARY CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY	

PREPARED BY P.A.(R/GA) A.P.(R/KM) D.P.(V/S)

THIRUNINRAVUR TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 550/ 2,3, 551/1,2 AND 551/3 OF THIRUNINRAVUR VILLAGE.

ALL MEASUREMENTS ARE IN METRE.

