

TOTAL EXTENT (AS PER DOCUMENT) : 21044 SQ.M
ROAD AREA IN SRINIVASAPURAM VILLAGE : 6426 SQ.M
ROAD AREA IN KULATHUVANCHERI VILLAGE : 535 SQ.M
TOTAL ROAD AREA : 6961 SQ.M
PARK AREA IN SRINIVASAPURAM VILLAGE : 1439 SQ.M
PUBLIC PURPOSE PLOTS (I TO VII) : 1408 SQ.M
REGULAR PLOTS (1 TO 58) : 58 NOS
E.W.S. PLOTS (59 TO 83) 1421 SQ.M : 25 NOS
TOTAL NO. OF PLOTS : 83 NOS
CONVENIENCE SHOP : 1 NO

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA - WERE ALREADY HANDED OVER TO THE LOCAL BODY
 PARK AREA - VIDE GIFT DEED DOC.NO: 10713 / 2013, DATED: 23/10/2013 AND GIFT DEED DOC.NO: 14608 / 2013, DATED: 24/10/2013.

CONDITIONS :

- (1) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/5070/2010, DATED:23.09.2010 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- 1) THE SUPERSTRUCTURE OF THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED ABOVE THE LEVEL OF (+)15.180M (ROAD LEVEL OF (+)14.730M PLUS 0.45M) TO AVERT THE POSSIBLE INUNDATION THREATS IN THE NEAR FUTURE. THE REQUIRED HEIGHT OF FILLING IN THIS AREA IS VARYING FROM 1.19M TO 1.66M WITH HARD EARTH WITH PROPER CONSOLIDATION. THE WIDTH OF THE CHANNELS EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AS PER REVENUE RECORDS WITHOUT ENCRDACHING AT ANY TIME BY M/S.SRI BALAJI DEVELOPERS.
- 2) THE WIDTH OF THE FIELD CHANNELS EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AT ALL TIME WITHOUT ENCRDACHING AS PER REVENUE RECORDS.
- 3) THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO FREE FLOW OF WATER THROUGH THE EXISTING CHANNELS TO THE DOWNSIDE COMMAND AREA.
- 4) THE CHANNELS SHOULD BE WELL PRESERVED BY THE PROMOTER (i.e.M/S.SRI BALAJI DEVELOPERS) BY MEANS OF PERIODICAL RESECTION WORKS WITHIN THEIR BOUNDARY TO FACILITATE IRRIGATION.
- 5) THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNELS WITHOUT PRIOR PERMISSION FROM WRD.
- 6) THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNELS.
- 7) THE PROPOSED CULVERTS SHALL BE MADE OF RCC BOX TUPE OF REQUIRED SIZE WITHIN THE CHANNEL BOUNDARY 1 NO. OF 18.00Mx3.00M BOX CULVERT IN S.NO.182/2 OF SRINIVASAPURAM VILLAGE AND 1NO.OF 7.20M x4.00M BOX CULVERT IN S.NO.56 OF KOLATHUVANCHERY VILLAGE SHOULD BE CONSTRUCTED.
- 8) THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERTS SHALL BE MAINTAINED AS (+)12.550M. MSL THE WORK SHOULD BE DONE BY WRD AS DEPOSIT WORK.
- 9) THE PROMOTER SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
- 10) THE PROMOTER SHALL PROVIDE COMPREHENSIVE DRAINAGE ARRANGEMENTS WITHIN THE PREMISES AT THEIR OWN COST.
- 11) THE SEWAGE WATER OF THE PROPOSED SITE SHOULD NOT BE LET IN TO THE CHANNELS.
- 12) THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
- 13) THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE CHANNELS AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
- 14) AFTER THE COMPLETION OF THE CULVERTS WORK, THE DAMAGED PORTION OF THE CHANNELS STRUCTURE, IF ANY, SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION.
- 15) THE PROMOTER SHOULD PAY AN ANNUAL TRACK RENT OF RS.7450/- IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR.
- 16) THE TRACK RENT IS SUBJECTED TO REVISION FROM TIME TO TIME.
- 17) THE PROMOTER SHOULD EXECUTIVE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR AND IT SHOULD BE RENEWED ONCE IN THREE YEARS.
- 18) THE TRACK RENT SHOULD BE PAID IN ONE LUMP SUM FOR THREE YEARS AS ADVANCE.
- 19) THE PROMOTER SHOULD ABIDE BY RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT ISSUED FROM TIME TO TIME.
- 20) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, THE WATER RESOURCES DEPARTMENT RESERVES THE RIGHTS TO WITH-DRAW THE NO OBJECTION CERTIFICATE.

(II). DR RULE NO: 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO VII (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 CMDA. 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 ANY BODY FOR RESIDENTIAL USE ONLY.

(III). DR RULE NO: 29 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(IV). 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.T5(3)/5070/2010, DATED:23.09.2010. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

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

CONDITIONS:

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

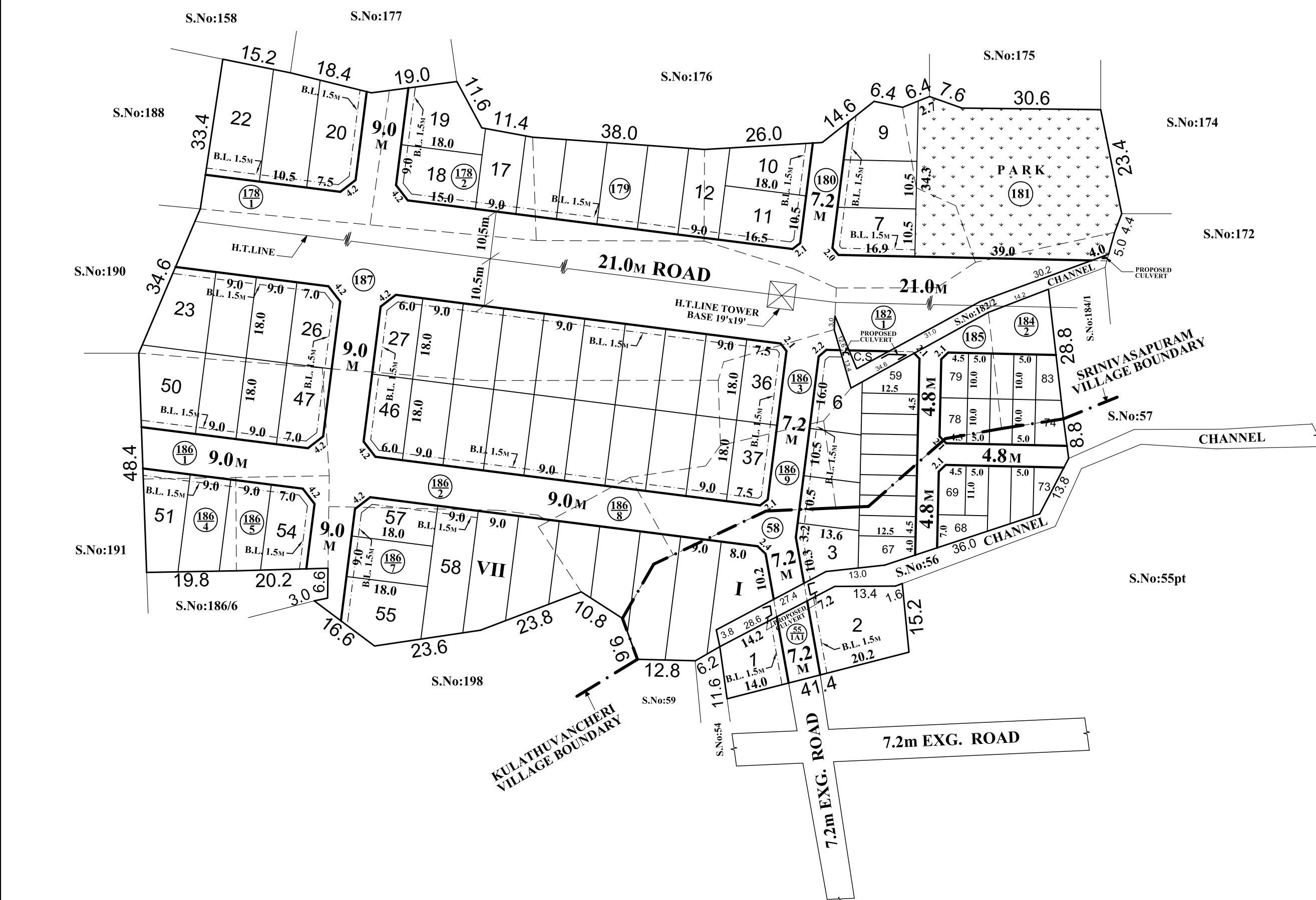
P.P.D NO: 44
L.O NO: 2013

APPROVED

VIDE LETTER NO : L1 / 14208 / 2010
DATE : 19 / 12 / 2013

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



KUNRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:55/1A1, & 58 OF KULATHUVANCHERI VILLAGE AND S.Nos.178/1,2, 179, 180, 181, 182/1, 184/2, 185, 186/1,2,3,4,5,7,8,9 & 187 OF SRINIVASAPURAM VILLAGE.

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