

TOTAL EXTENT	: 26628 SQ.M
ROAD AREA	: 7974 SQ.M
PARK AREA	: 1958 SQ.M
PUBLIC PURPOSE PLOTS (I TO II)	: 1886 SQ.M
REGULAR PLOTS (I TO 45)	: 45 NOS
E.W.S.PLOTS (46 TO 75) (1932 SQ.M)	: 30 NOS
TOTAL NO.OF PLOTS	: 75 NOS
SITE RESERVED FOR SPECIAL BUILDING (RESIDENTIAL)	: 3 NOS

NOTE:

- SCALE - 1:500 = 1 CM = 5.00 M X 5.00 M
- MEASUREMENTS ARE INDICATED EXCLUDING SPRAY DIMENSIONS
- ROAD AREAS WERE ALREADY HANDLED OVER TO THE LOCAL BODY
PARK AREA WERE GRANTED DOCUMENT NO. 5819/2014, DATE: 31.05.2014.

CONDITIONS:

THE FOLLOWING CONDITIONS OF PWD FOR THE CE.MRD,CHEMMAI REGION, CHEMMAI, CHEMMAI-2 LETTER NO.75/3/1726/2013, DT. 01.11.2013, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- THE PROPOSED BRIDGE SHOULD BE CONSTRUCTED ACROSS ODABUREVY FIELD NO.229(1) OF OTTAYAMBAKKAM VILLAGE AS EARMARKED IN THE SKETCH BY THE APPLICANT AT HIS OWN COST.
- THE PROPOSED BRIDGE SHOULD BE CONSTRUCTED IN RCC BOX TYPE BRIDGE OF SIZE 27.80X16.00M WITH VENT SIZE NOT LESS THAN 4.00 SPA.
- THE SILL LEVEL OF THE PROPOSED RCC BRIDGE SHOULD BE MAINTAINED AS 116.00M AND SHOULD BE EXECUTED IN THE PRESENCE OF WRO OFFICIALS ONLY.
- THE DESIGN AND DRAWINGS OF THE ABOVE RCC BRIDGE SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WRO, LOWER PALAR BASIN DIVISION, KANCHEEPURAM FOR APPROVAL AND THE WORK SCHEDULE ALSO BE INFORMED TO ENSURE MONITORING.
- THE APPLICANT SHOULD DEPOSIT A CAUTION DEPOSIT OF RS.1,00,000 (RUPEES ONE LAKH AND SEVENTY THOUSAND ONLY) IN FAVOUR OF THE EXECUTIVE ENGINEER, WRO, LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE COMMENCEMENT OF WORKS.
- AFTER THE COMPLETION OF WORKS, THE DAMAGED PORTION OF THE GOVERNMENT LANDS, PROPERTIES ETC., IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION BY THE APPLICANT AT HIS OWN COST. TO RESTORE THE DAMAGED PORTION TO ORIGINAL CONDITION, THE SAME WILL BE RESTORED BY WATER RESOURCES DEPARTMENT AND THE COST OF RESTORATION WILL BE MET OUT FROM THE CAUTION DEPOSIT.
- THE CAUTION DEPOSIT WILL BE REFUNDED ONLY AFTER THE COMPLETION OF CONSTRUCTION OF RCC BRIDGE, SATISFYING ALL THE CONDITIONS Laid UPON HEREIN.
- THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.10,00,000 (RUPEES ONE LAKH TEN THOUSAND AND THREE HUNDRED ONLY) IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF "THE EXECUTIVE ENGINEER WRO, LOWER PALAR BASIN DIVISION, KANCHEEPURAM."
- THE LEASE RENT SHOULD BE PAID IN ONE LUMP SUM FOR THREE YEARS AS ADVANCE AND ANNUAL RENT SHOULD BE REMITTED AT THE END OF EVERY THREE YEARS.
- THE LEASE RENT IS SUBJECT TO REMISSION FROM TIME TO TIME.
- THE APPLICANT SHOULD CARRY OUT PERIODICAL DESLTING WORKS AND REMOVAL OF OBSTRUCTIONS IN ANY FORM WITHIN HIS BOUNDARY AT HIS OWN COST AS AND WHEN REQUIRED AND ON A FREE FLOW.
- THE DAM SHOULD BE WELL PRESERVED BY THE APPLICANT BY MEANS OF PERIODICAL WORKS WITHIN HIS BOUNDARY TO ENSURE FREE FLOW OF WATER TO THE DOWNSTREAM SID.
- WRO OFFICIALS SHOULD NEVER OBJECTED FOR INSPECTIONS THE SITE AT ANY TIME DURING EXECUTION.
- THE APPLICANT SHOULD CONSTRUCT THE RCC BRIDGE AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED RCC BRIDGE.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
- THE PROPOSED RCC BRIDGE SHOULD BE MAINTAINED BY THE APPLICANT AT HIS OWN COST.
- THE APPLICANT SHOULD NOT ENCROACH UP ON ANY PORTION OF THE ODAB WATER BODIES AND AROUND THE DEVELOPED AREA.
- THE APPLICANT OR HIS HEIRS SHOULD NOT CLAIM THE OWNERSHIP OF THE PERMITTED BRIDGE AND LEASE PORTION OF GOVERNMENT LAND SINCE THE PERMISSION IS GIVEN IN THE INTEREST OF PUBLIC USE.
- THE APPLICANT SHOULD NOT CAUSE ANY OBSTACLE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING ODA TO THE DOWNSTREAM SID.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE ODA WITHOUT PRIOR PERMISSION FROM WRO.
- NO SODAGE SHOULD BE LET INTO ODA DIRECTLY OR THROUGH THE STORM WATER. NECESSARY ARRANGEMENT SHOULD BE MADE BY THE APPLICANT TO TREAT THE SODAGE AT HIS OWN COST.
- WRO OFFICIALS SHOULD NEVER BE OBJECTED FOR INSPECTING THE ODA AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION AND SHOULD NOT OBJECT PUBLIC TO USE THE RCC BRIDGE.
- ADVANCE INTIMATION SHOULD BE GIVEN TO THE EXECUTIVE ENGINEER, WRO, LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE THE COMMENCEMENT OF THE WORK.
- THE APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE ODA.
- THE APPLICANT SHOULD PROVIDE RAIN WATER ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
- THE APPLICANT SHALL NOT INDULGE TO OCCUPY ANY PIECE OF ODA FOR BOMBING AT ALL TIMES.
- THE WRO IN THE INTEREST OF PUBLIC RESERVES THE RIGHTS TO WITHDRAW THE NO OBJECTION CERTIFICATE (NOC) TO THE APPLICANT AT ANY TIME.
- THE BOUNDARY OF THE ODA OF PARAMBODI LAND ADJACENT TO THE APPLICANT LAND SHOULD BE DEMARCATED WITH THE HELP OF REVENUE DEPARTMENT IN THE PRESENCE OF WRO OFFICIALS.
- THE APPLICANT SHOULD ENTER INTO A LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, WRO, LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE COMMENCEMENT OF WORK AND IT SHOULD BE RENEWED ONCE IN THREE YEARS.
- THE PROPOSED RCC BRIDGE SHALL BE CONSTRUCTED ACROSS ODABUREVY FIELD NUMBER 229(1) OF OTTAYAMBAKKAM VILLAGE FOR TEMPORARY OCCUPATION OF THREE YEARS FROM THE DATE OF LEASE AGREEMENT.
- SUBSEQUENT RENEWAL OF THIS GRANT CAN BE SANCTIONED ONLY BY THE AUTHORITY COMPETENT TO SANCTION THE GRANT IN THE FIRST INSTANCE, HENCE THE APPLICANT HAS TO APPLY WITHIN TWO MONTHS BEFORE THE EXPIRY OF THE EARLIER LEASE PERIOD FOR RENEWAL OF THE LEASE AGREEMENT.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRO RESERVES THE RIGHTS TO WITHDRAW THE NO OBJECTION CERTIFICATE ISSUED FOR CONSTRUCTION OF RCC BRIDGE AND TO ADDRESS TO ODA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

MR. RULE NO : 29 (A)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO 45 (INT. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL. INTERESTED DEPARTMENTS ON THE INITIATION OF LAYOUT APPROVAL BY THE CADA CAN PURCHASE THE LAND FROM THE OWNER OR DEVELOPER OR PROMOTER OR PAYING THE COST OF PLOTS SO RESERVED THE OWNER OR DEVELOPER OR PROMOTER HAS EVERY RIGHT TO SELL THE LOTS FOR RESIDENTIAL PURPOSE IF NO DEMAND FROM ANY PUBLIC DEPARTMENTS IS RECEIVED WITHIN ONE YEAR.

MR. RULE NO : 29 (B)

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.

MR. 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.

LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.75/3/1726/2013, DT.01.11.2013, 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
- PLOTS
- CHANNEL

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

P.P.D
L.O
NO
20
2014
APPROVED
VIVE LETTER NO : L1/10322/2013
DATED : 11 / 07 / 2014

OFFICE COPY
FOR MEMBER SECRETARY
CHEMMAI METROPOLITAN
DEVELOPMENT AUTHORITY



ST.THOMAS MOUNT PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No.s: 276/10A, 10B, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H AND S.No.276/12A OF OTTAYAMBAKKAM VILLAGE.
SCALE:1:500 (ALL MEASUREMENTS ARE IN METRE)