


TOTAL EXTENT : 6550 SQ.M
ROAD AREA : 2130 SQ.M
TOTAL NO. OF PLOTS : 42 NOS.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.  ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.7342/2015. DATE: 12/6/2015.

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF PWD STIPULATED IN CHIEF ENGINEER, WRD, CHENNAI REGION, CHEPAUK, CHENNAI - 5, LETTER NO.T5(3)/10029/2014, DT.1.10.2014, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY. (LOCAL BODY)






1. THE SITE SHOULD BE RAISED TO A LEVEL OF(+) 24.445M WITH REFERENCE TO THE DATUM BY FILLING IN HARD SOIL TO A HEIGHT OF 1.520M
2. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
3. THE PROPOSED CULVERTS SHOULD BE CONSTRUCTED ONLY IN BETWEEN SURVEY NO.107/5 AND 108 OF SORANCHERI VILLAGE AS EARMARKED IN THE SKETCH AND THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
4. THE PROPOSED CULVERT SHALL BE MADE OF RCC BOX TYPE WITH WITH VENT SIZE OF 7.20M X 2.4M DEPENDING UPON EXISTING SITE CONDITIONS.
5. THE DRAWINGS AND THE STRUCTURAL DESIGN OF THE CULVERT HAS TO BE GOT APPROVED FROM THE EXECUTIVE ENGINEER, KOSASTHALAIYAR BASIN DIVISION, WRD THIRUVALLUR.
6. THE SILL LEVEL OF THE PROPOSED BOX CULVERT SHALL BE MAINTAINED AS (+) 20.385M AS MENTIONED ABOVE AND SHOULD BE GOT EXECUTED IN THE PRESENCE OF PWD, WRD OFFICIALS ONLY.
7. THE PROMOTER SHOULD PAY LEASE RENT OF RS.16150/- RUPEES SIXTEEN THOUSAND ONE HUNDRED AND FIFTY ONLY) FOR A TOTAL AREA 17.28M² FOR THE PROPOSED CONSTRUCTION OF CULVERT FOR 3 YEARS @RS.5380/- PER YEAR IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF EXECUTIVE ENGINEER, KOSASTHALAIYAR BASIN DIVISION, WRD, THIRUVALLUR.
8. THE PROMOTER SHOULD CONSTRUCT THE BOX CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE.
9. THE PROMOTER SHOULD PROVIDE ADEQUATE DRAINAGE ARRANGEMENTS TO LETOUT THE WATER WITHIN THE PREMISES AND AS PER THE NORMS OF THE POLLUTION CONTROL BOARD AND THE DRAINAGE SHOULD NOT BE LET OUT IN THE FIELD CHANNEL.
10. THE PWD, WRD IS NOT RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT AND NOC IS GIVEN EXCLUSIVE WITH REFERENCE TO INUNDATION POINT OF VIEW ONLY.
11. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCRDACHING AS PER REVENUE RECORDS.
12. THERE SHOULD NOT BE ANY HINDRANCE TO THE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN STREAM SIDE.
13. THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURE ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
14. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
15. THE PWD, WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE PROPOSED SITE AT ANY TIME DURING EXECUTION.
16. THE PWD, WRD SHOULD BE ALLOWED TO INSPECT THE DRAIN AS AND WHEN REQUIRED.
17. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
18. A CAUTION DEPOSIT OF RS.50,000/- SHOULD BE REMITTED BY THE APPLICANT BEFORE COMMENCEMENT OF WORK. THE CAUTION DEPOSIT WILL BE REFUNDED ONLY AFTER COMPLETION OF THE CULVERT WORK AND ON OBTAINING A CERTIFICATE FROM THE ASSISTANT EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, CHEPAUK, CHENNAI-5. THAT THE WORK WAS COMPLETED WITHOUT ANY DAMAGES TO THE GOVERNMENT STRUCTURE.
19. 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.
20. THE TRACK RENT IS SUBJECTED TO REVISION FROM TIME TO TIME.
21. THE PROMOTER SHOULD ENTER INTO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, KOSASTHALAIYAR BASIN DIVISION, WRD, THIRUVALLUR.
22. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED IF BEACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. T5(3)/10029/2014,DT:1.10.2014, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) DR 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.

LEGEND:

-  SITE BOUNDARY
-  PROPOSED ROAD
-  EXISTING ROAD
-  CHANNEL
-  NO DEVELOPMENT AREA

CONDITIONS:

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

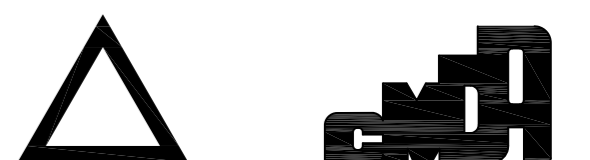
P.P.D NO: 31
L.O 2015

APPROVED

VIDE LETTER NO : L1 / 700 / 2015
DATE : 3 / 8 / 2015

OFFICE SPARE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No: 107/5 OF SORANCHERI VILLAGE.

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