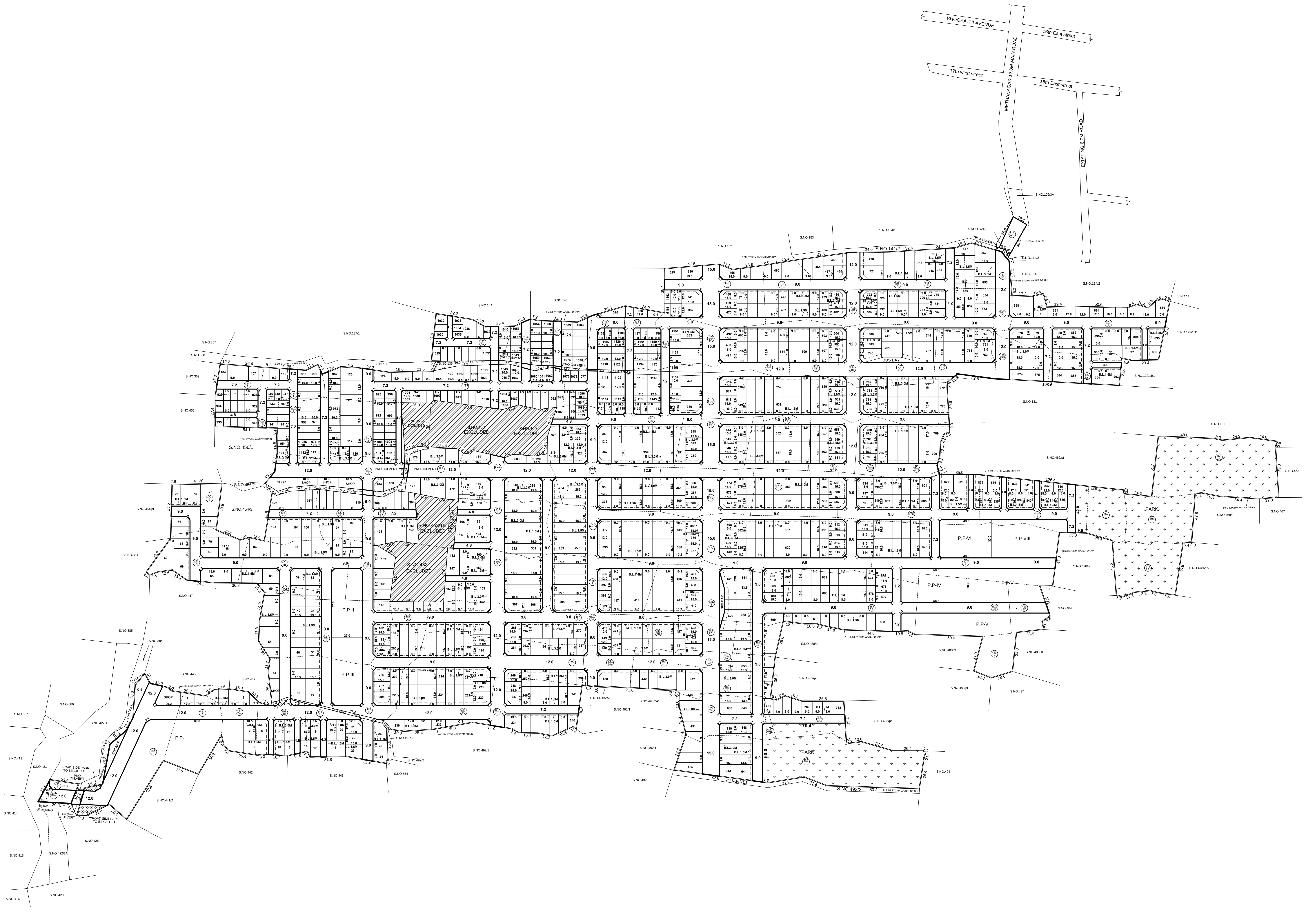

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT)	:	**261121 SQ.M**
ROAD AREA	:	**77772 SQ.M**
PARK AREA	:	**18367 SQ.M**
ROAD SIDE PARK AREA	:	**184 SQ.M**
PUBLIC PURPOSE PLOTS (I TO VIII)	:	**18417 SQ.M**
REGULAR PLOTS (1 TO 903)	:	**903 NOS**
E.W.S. PLOTS (18380 SQ.M) (904 TO 1168)	:	**265 NOS**
TOTAL NO.OF.PLOTS	:	**1168 NOS**
SHOP SITE	:	**8 NOS**
CONVENIENT SHOP SITE	:	**6 NOS**

NOTE :

1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA, PARK AREA, ROAD SIDE PARK AREA — WAS ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 6771/2017,DATED 30.05.2017 @SRO, KUNDRATHUR

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB/T5(3)/ F- I & CULVERT-KUNDRATHUR / 2016/ 25.11.2016. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE FOR A DEPTH VARYING FROM 1.520 M TO 3.390 M DEPENDING UPON THE EXISTING FIELD LEVELS IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 19.290M AND THE FILED UP TOP SURFACE SHOULD HAVE A GENTLE FALLING GRADIENT TOWARDS THE EAST/SOUTH DIRECTION.
2. THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD BE AT (+) 19.290M. THE APPLICANT SHOULD PROVIDE ALL-ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO BE NEAREST NATURAL STORM WATER CHANNEL/DRAINS EXISTING ON THE EASTERN AND SOUTHERN SIDE OF THE APPLICANTS LANDS. THE APPLICANT SHOULD MAKE DRAIN NETWORKS AT THEIR OWN COST AND THE SAME IS TO BE CONNECTED TO THE NATURAL STORM WATER DRAINAGE OR CHANNEL. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR.
3. THE APPLICANT SHOULD MAKE THEIR OWN ARRANGEMENTS TO COLLECT THE DEBRIS AND GARBAGE'S WITHIN THE PREMISES DURING DEMOLITION AND ALSO DURING THE CONSTRUCTION OF BUILDING AND HAS TO BE DISPOSED OFF AS PER THE NORMS PRESCRIBED BY THE TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND SHOULD NOT BE DUMPED IN THE NEARBY CHANNEL, PUBLIC PLACES ETC.
4. THE APPLICANT SHOULD DO PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGNED SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER.
5. THE PWD/WRD, WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THEM AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR INUNDATION POINT OF VIEW.
6. THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
7. THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR THE SEWERAGE TREATMENT AND FOR ITS DISPOSAL AFTER OBTAINING NECESSARY PERMISSION FROM THE CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD AND AS PER THEIR NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME AND SHOULD NOT BE LET INTO THE NEARBY CHANNEL OR STORM WATER DRAIN.
8. THE APPLICANT SHOULD PROVIDE A PUCCA COMPOUND WALL ALL-ROUND THE PROPOSED LAYOUT SITE AND A SETBACK DISTANCE OF ABOUT 3.0M SHOULD BE LEFT WHEREVER THE SITE ABUTTING THE CHANNEL.
9. THE APPLICANT SHOULD CLEARLY DEMARCATE THE BOUNDARY OF THEIR LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES AND SHOULD NOT ENCROACH THE CHANNEL ABUTTING THE LAND.
10. THE APPLICANT SHOULD PROVIDE NECESSARY ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN SIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DESILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND AND CONDITION NO.5 STIPULATED FOR CULVERT PERMISSION FURNISHED BELOW.
11. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD.
12. THE PWD/WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND AFTER COMPLETION OF PROJECT ALSO.

PERMISSION FOR CULVERT

1. THE PROPOSED BOX CULVERT SHALL BE CONSTRUCTED ONLY IN S.NOS.136,141/2,424, 448/2 AND 457/2 AS EARMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE OF AGREEMENT. IF THE APPLICANTS LAND AVAILABLE ON BOTH SIDES OF THE CHANNEL THIS PERMISSION IS ELIGIBLE FOR CONSTRUCTION OF CULVERT.
2. THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A VENT INNER SIZE WIDTH & HEIGHT AND CARRIAGE WIDTH WELL WITHIN THE BOUNDARY AS FOLLOWS.

SL NO	SURVEY NO	MINIMUM VENT INNER SIZE IN METRE(WIDTH X HEIGHT)	WIDTH OF CARRIAGE WAY	AREA IN SQ.M
1	136	3.50 X 2.50	12.0	3.50 X 12 = 42
2	141/2	2.00 X 2.50	15.0	2.00 X 15 = 30
3	424	5.60 X 2.50	15.0	5.60 X 15 = 84
4	448/2	2.00 X 2.50	12.0	2.00 X 12 = 24
5	457/2	2.00 X 2.50	12.0	2.00 X 12 = 24
			TOTAL	204 SQ.M

3. THE APPLICANT SHOULD CONSTRUCTED PROPOSED BOX CULVERT FIVE NOS IN THE SPECIFIED S.NOS AT THEIR OWN COST BASED ON THE HYDRALIC PARTICULARS MENTIONED ABOVE, THE DESIGN AND DRAWINGS OF THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE OBTAINED FROM THE QUALIFIED STRUCTURAL DESIGNED ENGINEER AND THE SAME SHOULD BE SUBMITTED TO THE EXECUTIVE ENGINEER, PWD, WRD , KOSASTHALAIYAR BASING DIVISION, THIRUVALLUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK THE WORK SCHEDULE FOR ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR MONITORING.
4. THE SILL LEVEL (I.E)(+)16.28 M, TOP LEVEL OF ROAD (I.E)(+)18.69M AND BOTTOM LEVEL OF DECK SLAB OF THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE FIXED IN THE PRESENCE OF WRD OFFICIALS, THE CULVERT SHOULD HAVE THE CLEAR VENT SIZE MENTIONED IN THE STATEMENTS FURNISHED ABOVE, WITH BOTH SIDES ABUTEMENTS AND RETURNS ARE TO BE CONSTRUCTED WELL WITHIN THE APPLICANT'S LANDS ON EITHER SIDE.
5. THE FIELD CHANNEL IN S.NO.136 & 457/2 WITHIN THE APPLICANTS LANDS SHOULD BE EXTENDED UPTO THE EASTERN SIDE BOUNDARY OF THE APPLICANTS LAYOUT FROM WEST TO EAST BY FORMING A LINED CHANNEL WITHIN THE APPLICANTS LAND FOR A WIDTH OF 3.0M IN S.NO.131 & 132 AND 413 TO 468 RESPECTIVELY TO CATER THE EASTERN SIDE WITH THE EXISTING GRADIENT. SIMILARLY CHANNEL IN S.NO,448/2, AND AS WELL AS THE CHANNEL RUNNING ALL ALONG THE BOUNDARY OF THE APPLICANT LANDS, SHOULD BE LINED PROPERLY. MOREOVER THE WIDTH OF ENTIRE FILED CHANNEL AS PER REVENUE RECORDS WITHIN THE APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
6. THE CONSTRUCTION OF ABUTEMENT, WING WALL, RETURN WALL ETC., SHOULD BE CONSTRUCTED FOR EACH OF THE ABOVE PROPOSED CULVERTS SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANTS LAND ITSELF BOTH SIDE ABUTEMENT AND RETURNS ARE TO BE CONSTRUCTED WELL WITHIN THE APPLICANTS LANDS ON EITHER SIDE. MOREOVER THE WIDTH OF FIELD CHANNEL AS PER REVENUE RECORDS SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
7. THE FIELD CHANNEL STRETCH ALONG THE BOUNDARY AND CROSSING THE PROPOSED LAND WITHIN THE APPLICANTS LAND SHOULD BE MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL. THE APPLICANT SHOULD PROVIDE NECESSARY ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN SIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DESILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND, AFTER THE COMPLETION OF CULVERT.
8. THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL WITHOUT ANY CHANGE.
9. THE APPLICANT SHOULD CONSTRUCT THE PROPOSED RCC BOX CULVERT AT THEIR OWN COST. THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURES SAFETY AND STABILITY OF THE PROPOSED CULVERT, AT ANY COST PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
10. THE APPLICANT SHOULD PAY AN ANNUAL TRACK RENT OF RS.91746/-(RUPEES NINETY ONE THOUSAND SEVEN HUNDRED FORTY SIX ONLY) IN THE SHAPE OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION THIRUVALLUR AND IT SHOULD BE PAID AT ONE LUMPSUM FOR THREE YEARS OF RS.2,75,238/-(RUPEES TWO LAKH SEVENTY FIVE THOUSAND TWO HUNDRED AND THIRTY EIGHT ONLY) IN ADVANCE BEFORE THE COMMENCEMENT OF WORK. THE TRACK RENT IS SUBJECTED TO REVISION AS PER NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME.
11. THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR, BEFORE STARTING THE WORK AND IT SHOULD BE RENEWED ONCE IN THREE YEARS FOR WHICH THE APPLICANT HAS TO APPLY WITH 2 MONTHS, BEFORE THE EXPIRY OF THE LEASE PERIOD.
12. THE APPLICANT IS ALSO TO PAY THE CAUTION DEPOSIT OF SUM OF RS. 5,00,000/- IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR, WHICH WILL BE REFUNDED ON THE CERTIFICATE FROM CONCERNED ASSISTANT EXECUTIVE ENGINEER OF THIS DEPARTMENT THAT THE CONSTRUCTION WORK, (CULVERT AND FIELD CHANNEL LINING) WAS COMPLETED WITHOUT ANY DAMAGE TO THE GOVERNMENT PROPERTY OR THE DAMAGE COST DURING EXECUTION IF ANY WERE RECTIFIED FULLY BY THE APPLICANT .
13. THE SEWERAGE WATER FROM THE APPLICANT LAND SHOULD NOT LET INTO THE FIELD CHANNEL AND FOR ITS DISPOSAL NECESSARY SUITABLE ARRANGEMENTS SHOULD BE MADE BY THE APPLICANT AT THEIR OWN COST.
14. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD .
15. IF THERE LEASED PORTION OF THE LAND REQUIRED FOR THE GOVERNMENT FOR THE BENEFIT OF SUM OTHER PUBLIC SCHEMES THE APPLICANT SHOULD NOT OBJECT TO HANDOVER THE LAND TO THIS DEPARTMENT FOR WHICH APPLICANT IS NOT ENTITLED FOR ANY COMPENSATION. FURTHER, THE LEASED PORTION LAND TO BE HANDED OVER TO THIS DEPARTMENT AS IS IN CONDITION.
16. THE ABOVE PROPOSED CULVERTS WILL BE THE GOVERNMENT PWD/WRD PROPERTY AFTER THE CONSTRUCTION. THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASED PORTION OF GOVERNMENT LAND(CULVERT LAND, CULVERT, LINED FILED CHANNEL) AND SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED AND FOR THE PERIODICAL INSPECTION.
17. THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHANGED TO ANY OTHERS, BASED ON THE RECORDS SUBMITTED BY THE APPLICANTS THE PERMISSION IS GRANTED. IF ANY DOCUMENTS SEEM TO BE FAKE/MANIPULATED/FABRICATED IN FUTURE THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS FIELD CHANNEL IN THE ABOVE SURVEY NUMBER & AS WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II)THE APPLICANT HAS TO OBTAIN NECESSARY CLEARANCE FROM PWD REGARDING FORMATION OF CHANNEL AS INSISTED BY PWD WITH IN THE ROAD SPACE BEFORE COMMENCEMENT OF THE WORK.

(III) **DR RULE NO : 29 (8)**

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO VIII (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.

(IV) **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.

(V) **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.

(VI)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.T5 LETTER NO.DB/T5(3)/ F- I & CULVERT-KUNDRATHUR / 2016 / AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND :

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GITED TO LOCAL BODY
- PUBLIC PURPOSE
- E.W.S.
- CHANNEL
- ROAD SIDE PARK GIFTED TO LOCAL BODY
- COMMERCIAL

CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

K U N D R A T H U R T O W N P A N C H A Y A T

LAYOUT OF HOUSE SITES IN S.NOS . 114/1 A1B, 129/1A1,1A2,2, 132,133,134/1,2,137/2A,2B,2C,138/1,2,139/1A,1B,2A,2B,2C,2D,3,140/1,2,141/1A,1B,1C,142/1,2,422/2,3B,441/1,3,444/1,2A,2B,448/1,449/1,2,450,451/1A,1B,2,453/1A,2,454/2,4,456/1B,457/1,458/1,459/1,2,461/1A,1B,2A,2B1,2B2,2B3, 462/2A,468/1,469/1,2,470,471,472,473,474 (AS PER PATTA 474/1), 475/2,476,477/1,2,478/1A,483/1A,485/1,2A,2B,2C,486/1,2,487/1,2A,2B,488/1A,1B,489/1A1,1A2,1B,490/1,2A2,2B,491/2A,2B,493/1,495/1A1,2A, AND S.NO.495/2B OF KUNDRATHUR 'B' VILLAGE.

SCALE - 1 : 1200 (ALL DIMENSIONS ARE IN METRE.)

P.P.D / L.O NO 15 / 2017

APPROVED

VIDE LETTER NO : L1 / 13855 / 2016

DATED : 06 / 06 / 2017

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY