

SITE EXTENT (AS PER PATTA) = **7850 SQ.M**
ROAD AREA = **2386 SQ.M**
PUBLIC PURPOSE PROVIDED (1 & 2) = **61 SQ.M**
 PUBLIC PURPOSE SITE - 1 = 30.5 SQ.M (RESERVED FOR LOCAL BODY)
 PUBLIC PURPOSE SITE - 2 = 30.5 SQ.M (RESERVED FOR TANGEDCO)
NO. OF PLOTS = **54 Nos.**

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

- ROAD AREA
 PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
- WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC. NO: 6371 / 2022, DATED: 10/09/2022 @ SRO, KONNUR

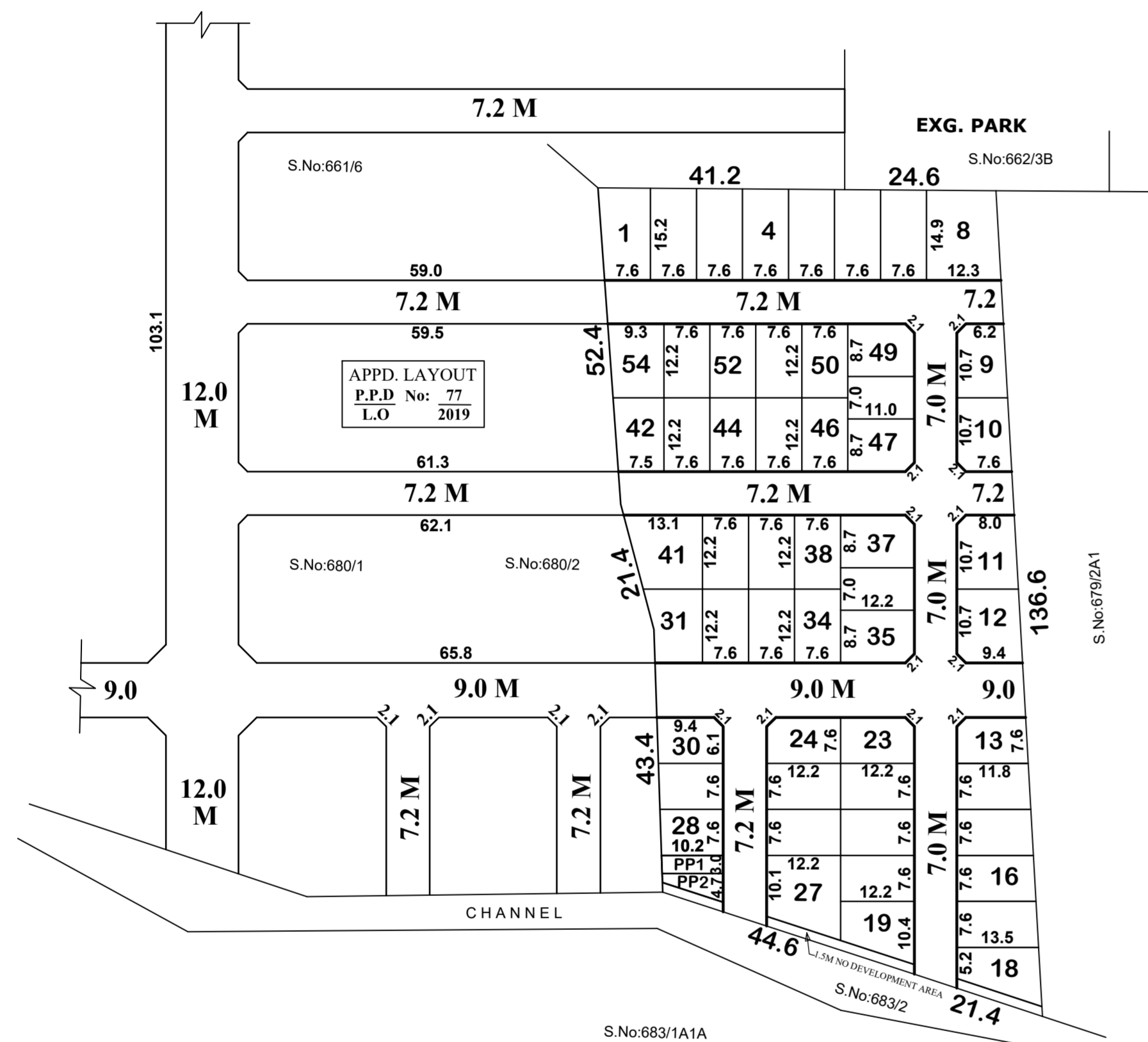
CONDITIONS :

- THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/T5(3)/F-AYANAMBAKKAM VILLAGE-I&C/2019/M/ 05.07.2019. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
 - THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0:30M DEPTH TO AACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)8.650M. THE DEPTH OF FILLING VARYING FROM 1.67 TO 1.98M I.E., VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION.
 - THE ALL ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+)8.650M.
 - THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LANDS AS PER REVENUE RECORDS WITHOUT ANY ENCROACHMENT BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF THE REVENUE AND PWD/WRD AUTHORITIES. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION & CONSTRUCTION OF CULVERT AND DOES NOT DELIVER ANY RIGHT TO THE APPLICANT TO ENCROACH THE PWD/GOVERNMENT LANDS.
 - THE PWD/WRD, WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT SPECIFICALLY RECOMMEND PRAY FOR CONSTRUCTION OF CULVERT & INUNDATION POINT OF VIEW. THE APPLICANT SHOULD CONSTRUCT THE PROPOSED RCC BOX CULVERT AT THEIR OWN COST. THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED CALVERT AT ANY COST AND PWD/WRD WILL NOT BE HELD RESPONSIBIO FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
 - THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHAL WITHOUT PRIOR PERNICION FROM PWD/WRD.
 - THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPOCT THE SITE AT ANY TIME DURING EXECUTION AND THOREAFTER. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWDWRD OFFICERS CONCENMOD BEFORE COMMENCE OF WORK
 - THE PROPOSED RCC BOX CULVERT-1 NO. OF SIZO MENTIONED ABOVE ACROSS THE CHANNEL IN S.F.NO.677, SO AS TO ACROSS THE SITE S.F. NO.676/2A TO 679/2B WITHIN THE APPLICANTS BENDS FUR TRUPOSARY UCUUPALNA OF THE Y
 - BASED ON THE HYDRAULIC PARTICULARS, THE DESIGN AND DRAWINGS OF THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE OBTAINED FROM THE QUALIFIED STRUCTURAL DESIGN ENGINEER AND THE SAME SHOULD BE SUBMITTED IC THE EXECUTIVE ENGINEER, PWD, WRD., KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK. THE WORK SCHEDULE AND COMPLETION OF THE ABOVE PROPOSAL SHOULD BE INFORMED TO THO EXECUTIVE ENGINEOR, PWD, WRD, KOASTHALAIYAR BESIN DIVISION, THIRUVALLUR FOR MONITORING. THE PWD/WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND AFTER COMPLETION OF PROJECT ALSO.
 - THE PROPOSED RCC BOX CULVORT 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 FICID CHANNEL WITHOUT ANY CHANGE.
 - THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.9,000/- (RUPEES NINE THOUSAND ONLY) FOR OCCUPATION OF 36 SQ MTRS 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 THE YEARS OF RS 27,000 KN NOS BEFORE COMMENCEMENT OF WORK DURING EXECUTIONISTEN OF ABOVE CULVERT IF ANY DEVIATION IN ABOVE MEASUREMENTS ACCORDINGLY THE LEASE RENT ALSO BE REVISED RESPECTIVELY
 - THE APPLICANT SHOULD NOT DAIM ANY PRIVILEGE ON THE ABOVE LEASER PORTION OF THE LAND AND IT THE LEASED PORTION OF THE LAND REQUIRED FOR THE GOVERNMENT FOR THE BENEFIT OF SOME OTHER LARGE GENERAL 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
 - THE ABOVE PROPOSED CULVERT WILL BE THE GOVERNMENT PWD/WRD PROPERTY AFTER THE CONSTRUCTION. THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF GOVERNMENT LAND AND SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED FOR THE PERIODICAL INSPECTION.
 - IN CASE OF TRANSFER OF THE ABOVE SAID LANDS TO THE THIRD PART/ ASSOCIATION IN FUTURE, IN SUCH CASE THE LEASE RENT SHOULD BE PAID BY THE RESPECTIVE THIRD PARTY / ASSOCIATION PERIODICALLY WITHOUT FAIL.
- FAILING TO COMPLY WITH ANY OF THE SHOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS FIELD CHANNEL IN THE ABOVE SURVEY NUMBER & WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.
- LOCALBODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-AYANAMBAKKAM VILLAGE-I&C/2019/M/ 05.07.2019 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
 - TNCDBR-2019 RULE NO: 47 (8) IN G.O.(MS) NO.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.MS.NO.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.01.2020: ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.
 - TNCDBR-2019, RULE NO:47 (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 CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.
 - THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.
- © NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL

This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.



THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos: 679 / 1A1 & 1B OF AYANAMBAKKAM VILLAGE.

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

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

P.P.D NO : **129**
L.O **2022**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0002 / 2022
 DATE : 22 / 09 / 2022

OFFICE COPY
 FOR SENIOR PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

