

TOTAL EXTENT : 39580 SQ.M
ROAD AREA : 11294 SQ.M
PARK AREA (OSR) : 2854 SQ.M
PUBLIC PURPOSE (I, II & TNEB SUB-STATION) : 2844 SQ.M
TOTAL No. OF PLOTS : 172 NOS
REGULAR PLOTS (1 TO 126) : 126 NOS
EWS PLOTS (127 TO 172) (2863 SQ.M.) : 46 NOS

NOTE:
1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY
PARK AREA VIDE GIFT DEED DOC. NO:3799 / 2014, DATED : 29.10.2014

- CONDITIONS :
- (I) THE FOLLOWING CONDITIONS OF PYVD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-S, LETTER NO.TS(3)/936/2013, DATED:08.04.2014 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- CONDITIONS ON INUNDATION POINT OF VIEW:
- 1) THE APPLICANT'S SITE SHOULD BE RAISED BY EARTH FILLING TO THE LEVEL OF (+)25.710M WITH DEPTH OF FILLING VARYING FROM 0.725M TO 0.865M TO PROTECT THE LAND FROM INUNDATION.
 - 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) THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO THE FLOW OF WATER THROUGH THE EXISTING CHANNELS TO THE DOWNSIDE COMMAND AREA.
 - 4) THE APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNELS.
 - 5) THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
 - 6) THE APPLICANT SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED.
 - 7) THE APPLICANT SHOULD MAKE ARRANGEMENTS TO COLLECT THE GARBAGES WITH IN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER POLLUTION CONTROL BOARD NORMS.
 - 8) NECESSARY SEWERAGE TREATMENT ARRANGEMENTS SHOULD BE PROVIDED AS PER POLLUTION CONTROL BOARD NORMS.
 - 9) THE STATUS GO OF THE FIELD CHANNELS PASSING THROUGH HAS TO BE MAINTAINED AS PER REVENUE RECORDS WITHOUT ENCRDACHING ANY PORTION OF POROMBOKE LANDS.
 - 10) THE WROPIVD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE DRAIN AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
 - 11) THE APPLICANT SHOULD ABIDE BY RULES AND REGULATION OF WROPIVD FROM TIME TO TIME.
 - 12) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WROPIVD RESERVES THE RIGHTS TO WITH DRAW THE REPORT ON INUNDATION POINT OF VIEW TO THE ABOVE SURVEY NUMBER AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.
- CONDITIONS FOR 2 NOS OF CULVERTS:
- 1) THE PROPOSED 2 NOS OF CULVERT SHALL BE MADE OF RCC BOX TYPE CULVERTS OF SIZE OF 7.20M x (5.2x1.20 (H)) WITH TWO VENTS OF SIZE 2.50 x 1.20 (H) IN S.F.No.358/1 AND 1 No 7.20 x (7.20x1.20 m(H)) IN SURVEY NUMBER 360/1 OF KAVALCHERI VILLAGE WITH TWO VENTS OF SIZE 3.40 x 1.20m(H). THE WORK SHOULD BE STARTED IN CONSULTATION WITH THE EXECUTIVE ENGINEER.
 - 2) THE SILL LEVEL OF THE PROPOSED 2 (TWO) NOS OF RCC BOX TYPE CULVERT SHOULD FIXED AT THE LEVEL OF (+)24.189M. THE BOTTOM LEVEL OF DECK SLAB OF THE PROPOSED CULVERT SHOULD BE (+)25.680M AND THESE LEVELS SHOULD BE FIXED IN THE PRESENCE OF WATER RESOURCES DEPARTMENT OFFICIALS.
 - 3) THE DESIGN & DRAWINGS OF THE ABOVE RCC BOX TYPE CULVERT WITH 2 VENTS SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR APPROVAL AND THE WORK SCHEDULE SHOULD ALSO BE INFORMED TO HIM FOR MONITORING.
 - 4) THE CULVERTS SHOULD BE DESIGNED AS 2 VENTS CULVERT.
 - 5) CAUTION DEPOSIT OF RS.2,00,000/-(RUPEES TWO LAKHS ONLY) HAS TO BE DEPOSITED IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR BEFORE EXECUTING THE AGREEMENT.
 - 6) THE APPLICANTS LAND SHOULD BE MARKED AS PER THE REVENUE RECORDS AND THE BOUNDARY SHOULD BE CLEARLY DEMARCATED BY LAYING BOUNDARIES PILLARS. RETAINING WALL SHOULD BE CONSTRUCTED FOR THE REST OF THE PORTION IN S.F.No.358/1 & 360 OF THE CHANNEL.
 - 7) THE PROPOSED RCC BOX TYPE CULVERT SHALL BE CONSTRUCTED ONLY IN SURVEY NUMBER 358/1 & 360/1 OF KOVALCHERI VILLAGE AS EARMARKED IN THE SKETCH FOR TEMPORARY OCCUPATION FOR THREE YEARS FROM THE DATE OF AGREEMENT.
 - 8) THE APPLICANTS SHOULD ENTER IN TO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR USING THIS RCC BOX TYPE CULVERT AND IT SHOULD BE RENEWED ONCE IN THREE YEARS.
 - 9) THE APPLICANTS SHOULD CONSTRUCT THE RCC BOX TYPE CULVERT AND THE APPROACH ROAD AT THEIR OWN COST AND THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURES.
 - 10) AFTER THE CONSTRUCTION THE CULVERT IS BELONGS TO PROPERTY OF THE WRD & THE LAND OWNER SHOULD NOT CLAIM ANY OWNER SHIP.
 - 11) SUBSEQUENT RENEWAL OF PERMISSION TO BE OBTAINED FROM THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR WHICH, THE APPLICANTS HAS TO APPLY WITHIN TWO MONTHS BEFORE THE EXPIRY OF THE EARLIER LEASE PERIOD.
 - 12) AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL, STRUCTURE, ETC IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS BY THE APPLICANTS AT THEIR OWN COST.
 - 13) THE CAUTION DEPOSIT WILL BE REFUNDED ONLY AFTER THE COMPLETION OF ENTIRE WORK WITHOUT CAUSING ANY DAMAGES IN THE FIELD CHANNEL. IF ANY DAMAGES NOTICED IN THE FIELD CHANNEL SUCH DAMAGES WILL BE RESTORED TO THE ORIGINAL CONDITION BY WRD AND THE COST OF RESTORATION WILL BE ADJUSTED FROM THE ABOVE CAUTION DEPOSIT.
 - 14) THE APPLICANT AFTER APPROVAL SHOULD PAY AN ANNUAL LEASE RENT OF RS.12300/- + 5600/- = RS.17,900/- (RUPEES SEVENTEEN THOUSAND NINE HUNDRED ONLY) IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF "THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR". IN CASE OF TRANSFER THE APPLICANTS LANDS TO ANY OTHER THIRD PARTY, SUCH THIRD PARTY SHOULD PAY THE LEASE RENT ANNUALLY.
 - 15) THE LEASE RENT SHOULD BE PAID IN LUMP SUM FOR 3 (THREE) YEARS WELL IN ADVANCE (6xRS.17,900 x 3 = RS.53,700/- IN ONE LUMP SUM.
 - 16) THE LEASE RENT IS SUBJECTED TO REVISION FROM TIME TO TIME.
 - 17) THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE MAINTAINED BY THE APPLICANTS AT THEIR OWN COST.
 - 18) THE WIDTH OF THE FIELD CHANNEL, EARMARKED IN THE REVENUE RECORDS SHOULD BE MAINTAINED WITHOUT ENCRDACHING AS PER REVENUE RECORDS.
 - 19) THE APPLICANTS SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF GOVERNMENT LAND AND RCC BOX TYPE CULVERTS.
 - 20) THE APPLICANTS SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE FIELD CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
 - 21) THE APPLICANTS SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE FIELD CHANNEL.
 - 22) ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
 - 23) THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE PROPOSED SITE AT ANY TIME DURING EXECUTION.
 - 24) THE APPLICANTS SHOULD ABIDE BY THE RULES AND RETGLATIONS OF THE WRD FROM TIME TO TIME.
 - 25) THE APPLICANT SHALL NOT INDULGE TO OCCUPY ANY PIECE OF CHANNEL POROMBOKE AT ALL TIMES.
 - 26) THE APPLICANTS SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE FIELD CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
 - 27) SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE CHANNEL AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENT SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS IN THE COMPANY SITE BY THE APPLICANT'S OWN COST.
 - 28) THE APPLICANTS SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVAL OF OBSTRUCTIONS IN ANY FORM IN THE FIELD CHANNEL WITH IN THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED AND ENSURES FREE FLOW OF WATER.
 - 29) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD HAVE RIGHTS TO WITH DRAW THE "NO OBJECTION CERTIFICATE" ISSUED FOR CONSTRUCTION OF RCC BOX TYPE CULVERT AND IN THAT EVENT, THE APPLICANTS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

- (VII), DR RULE NO: 29 (6)
THE AREA EARMARKED FOR PUBLIC PURPOSE - I, II AND TNEB SUB-STATION (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 FULLPART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANY BODY FOR RESIDENTIAL USE ONLY.
- (VIII), 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.
- (IX), 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 PVD IN THEIR LETTER NO.TS(3)/936/2013, DATED:08.04.2014. AND SHALL OBTAIN A LETTER FROM PVD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:
SITE BOUNDARY
PROPOSED ROAD
EXISTING ROAD
PARK (OSR)
PUBLIC PURPOSE
EWS PLOTS
CHANNEL

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

P.P.D NO : 07
L.O 2015

APPROVED
VIDE LETTER NO : L1 / 19930 / 2013
DATE : 27 / 02 / 2015

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 354/4B, 358/2A,2B,3B,4A,4B2, 360/2A,2B & 361/3,5 OF KAVALCHERI VILLAGE.

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