

TOTAL EXTENT : 67000 SQ.M
ROAD AREA : 15695 SQ.M
PARK AREA : 5145 SQ.M
PUBLIC PURPOSE PLOTS (I TO IV) : 5217 SQ.M
REGULAR PLOTS (I TO 88) : 88 NOS
E.W.S.PLOTS (89 TO 173) (5225 SQ.M) : 85 NOS
TOTAL NO.OF PLOTS : 173 NOS
HOSPITAL : 1 NO

- NOTE:
- SPLAY-1.5MX1.5M, 3.0MX3.0M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 - ROAD AREA

PARK AREA

 WERE ALREADY HANDED OVER TO THE LOCAL BODY
VIDE GIFT DEED DOCUMENT NO. 8840/2015, DATE:22/6/2015.

- CONDITIONS :
- THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.75/3325/2015, DATED-26.03.2015 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 OF ACHIEVE REQUIRED DEGREE OF COMPACTION.
 - THE SUPERSTRUCTURE OF THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED ABOVE THE ROAD LEVEL OF (+)5.340M TO AVERT THE POSSIBLE FUNDATION THREATS IN THE NEAR FUTURE.
 - THE PROMOTER SHOULD PAY ANNUAL LEASE RENT OF RS.39210/-RUPEES THIRTY NINE THOUSAND TWO HUNDRED AND TEN ONLY) IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF "THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, TIRUVALLUR".
 - THE LEASE RENT SHOULD BE PAID IN ONE LUMP SUM FOR THREE YEARS IN ADVANCE RS.39210/-+ RS.17500/-
 - THE LEASE RENT IS SUBJECTED TO REVISION FROM TIME TO TIME.
 - THE CAUTION DEPOSIT OF RS.1,00,000/- RUPEES ONE LAKH ONLY) AS TO BE DEPOSITED IN FAVOUR OF "THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, TIRUVALLUR" AT THE TIME OF SIGNING OF AGREEMENT. THE CAUTION DEPOSIT WILL BE REFUNDED ONLY 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.
 - THE PROMOTER SHOULD ENTER INTO AN AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, TIRUVALLUR AND SUBSEQUENT RENEWAL OF LEASE AGREEMENT SHOULD BE OBTAINED BY APPLYING TWO MONTHS IN ADVANCE BEFORE THE EXPIRY OF THE LEASE AGREEMENT.
 - THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCRORCHING AS PER REVENUE RECORDS.
 - THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSTREAM SIDE.
 - THE CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER BY MEANS OF PERIODICAL RESECTIONING WORKS WITHIN HIS BOUNDARY.
 - THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE FIELD CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
 - THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
 - THE PROMOTER SHOULD BE DONE PROPER SOIL TEST AND SUITABLE FOUNDATION SHOULD SELECTED DEPENDS UPON THE SOIL AS PER THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE STRUCTURAL ENGINEER.
 - THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERT SHALL BE MAINTAINED (+)5.30M WITH RESPECT OF MSL AND SHOULD BE GOT EXECUTED ONLY IN THE PRESENCE OF PWD OFFICIALS.
 - THE PROMOTER SHOULD BE DONE PROPER SOIL TEST AND SUITABLE FOUNDATION SHOULD SELECTED DEPENDS UPON THE SOIL AS PER THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE STRUCTURAL ENGINEER.
 - THE DESIGN AND DRAWING TO THE RCC BOX TYPE CULVERT SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, TIRUVALLUR FOR APPROVAL AND THE WORK SCHEDULE SHOULD ALSO BE INFORMED TO HIM FOR MONITORING PRIOR TO COMMENCEMENT OF THE WORK.
 - THE PROMOTER SHOULD CONSTRUCT THE RCC BOX TYPE CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURES.
 - AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL, THE STRUCTURE, EXT IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS.
 - THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS AT THE ABOVE SITE AT HIS OWN COST.
 - THE PROMOTER SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE FIELD CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
 - THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATION OF WRD FROM TIME TO TIME.
 - THE PERMISSION GRANTED IS LIABLE TO BE REVOKED IF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THE EVENT OF SUCH RECOVATION, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

- (III) DR RULE NO-29 (II)
- THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO IV (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 ADHS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA.
- (III) DR RULE NO-29 (II)
- 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.
- (IV) DR RULE NO-29 (III)
- THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS (INSPECT 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 WRD IN THEIR LETTER NO.75/3325/2015, DATED-26.03.2015, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

- LEGEND :
- SITE BOUNDARY
 - PROPOSED ROAD
 - EXISTING ROAD
 - PARK
 - PUBLIC PURPOSE
 - EWS
 - CHANNEL
 - NO DEVELOPMENT AREA

CONDITION:- THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED		
P.P.D L.O	NO APPROVED	23 2015
VIDE LETTER NO : LT / 5919 / 2014 DATED : 6 / 7 / 2015		
OFFICE SPARE COPY FOR MEMBER SECRETARY CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY		



PUZHAL PANCHAYAT UNION

LAY OUT OF HOUSE SITES IN S.NOS: 2/1A,1B, 2A, 2B, 3/1, 4/1, & S.No.5/1 OF PULLIYON VILLAGE.

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