



SITE EXTENT (AS PER SITE) : 207702 SQ.M
ROAD AREA : 60510 SQ.M
PARK AREA : 14733 SQ.M
PUBLIC PURPOSE AREA (1%) : 1479 SQ.M

REGULAR PLOTS (1 TO 856 & (1094 & 1095) : 858 Nos.
E.W.S.PROVIDED (16247 SQ.M) (857 TO 1093) : 237 Nos.
TOTAL NO.OF PLOTS : 1095 Nos.
SHOP SITE : 3 Nos.
CONVENTION SHOP : 11 Nos.

NOTE:
 1) SP.LAY - 1.5M X 1.5M / 4.5M X 4.5M
 2) MEASUREMENTS ARE INDICATED EXCLUDING SP.LAY DIMENSION
 3) ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 13977/2020, DATED 10.11.2020, SRO KUNDRATHUR.

LEGEND:
 [Symbol] ROAD AREA
 [Symbol] PARK AREA
 [Symbol] PUBLIC PURPOSE AREA-1
 [Symbol] PUBLIC PURPOSE AREA-2
 [Symbol] RESERVED FOR FUTURE DEVELOPMENT

CONDITIONS:
 (THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WR,CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DR/153/CF-Kundrathur - A - 00962/2019 dated 03.12.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The proposed RCC box culvert - 3 Nos. shall be constructed in the specified S.F. No. with size as mentioned below in chekka at the original bed level for temporary occupation for three years from the date of signing of the agreement. The applicants should strictly adhere to maintain the above hydraulic particulars of the channel. If the applicants' land/road available on both sides of the channel, this permission is eligible for construction of culverts. The width of the channel mentioned in the F.M.S. sheet should be maintained as per Revenue records without encroachments.

The bed level of the proposed culverts should be fixed in proximity of the Executive Engineer concerned only after the existing channel ground bed level ascertained and noted for three years. The size of all types of the proposed RCC culvert should be mentioned in the specified S.F. No. and should be got executed only in the presence of PWD/WRD officials without any violation.

| S.NO | CHANNEL S.F. NO. | ACCESS TO S.F.NO FROM | PROPOSED BED LEVEL TO | W.F. IN M (+) | MINIMUM INNER LEVEL OF BEDS S.M.A.R | MINIMUM INNER HEIGHT IN M OR BOTTOM LEVEL OF BEDS S.M.A.R | MINIMUM INNER VENT | WIDTH OF CULVERT IN M | AREA OF CULVERT IN SQ.M | NO.OF VENTS ALLOWED |
|--------------|------------------|-----------------------|-----------------------|---------------|-------------------------------------|---|--------------------|-----------------------|-------------------------|---------------------|
| 1 | 899 | 900/1 | 892/2 | 18.48 | 19.68 | 5.0M | 2.07M (+) 20.550 | 8.2 | 41.0 | 1 NO. |
| 2 | 833 | 820 | 878/1 | 18.48 | 19.68 | 5.0M | 2.07M (+) 20.550 | 5.2 | 26.0 | 1 NO. |
| 3 | 798 | 799 | 431 | 18.48 | 19.68 | 5.0M | 2.07M (+) 20.550 | 5.8 | 29.0 | 1 NO. |
| TOTAL | | | | | | | | | 96.0 | |

2. Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culverts should be obtained from the Qualified structural Design Engineer and the same should be submitted to the Executive Engineer, PWD, WRD, Kosaikalayam Basin Division, Thiruvallur for getting approval regarding hydraulic particulars before the commencement of work. The work schedule for above proposal should be referred to the Executive Engineer, PWD, WRD, Kosaikalayam Basin Division, Thiruvallur for monitoring and also completion of culverts should be reported to the Executive Engineer without fail.

3. The applicants should clearly demarcate their boundary especially on the abutting channel in S.F.No.799/1,800/2,805,809,833,834,899,907,931 and 932 on Western side of the applicant site of Kundrathur A village before the commencement of culverts in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel during the bed.

4. The Channel in S.F.No.799/1,800/2,805,809,833,834,899,907,931 and 932 runs on Western side of the applicant site and S.F.No.428 on North-East side of the applicant site of Kundrathur A village along the boundary of applicants' land should be completely defined and maintained by constructing retaining wall on either side including bed lining of the channel upto the applicants' land stretch (upon their stretch) as per the F.M.S. at the applicant's own cost. The bed level of the above channel should be maintained and the development should be carried out as per Revenue records (F.M.S) and along the stretch of applicant's land should be maintained properly without any change and no encroachments.

5. The Government supply channel S.No.799/1,800/2,805,809,833,834,899,907,931 and 932 runs on Western side of the applicant site and S.F.No.428 on North-East side as well as parts channel of the applicant site Kundrathur A village stretch along the boundary of the proposed land within the applicant's land should be marked as per F.M.S and maintained and maintained by the applicants at their own cost. The width of the channel should be maintained without encroachments as per Revenue records and the hydraulic parameters of the field channel should be maintained. The applicants should provide necessary periodical arrangements for free flow of water through the existing channel to the downstream area within the proposed layout. Also, the applicants should desist the channel periodically and remove the obstruction that and there must any hindrance for the free flow of water at their own cost within the proposed land, after the completion of culverts.

6. The construction of abutment, wing wall, return wall, etc., should be constructed on each of the above proposed culverts and should also be constructed within the applicants' land on either side. Moreover, the width of field channel as per Revenue records (F.M.S) should be maintained properly without any change.

7. The applicants should not claim any privilege on the above leased portion of the land and the leased portion of the land required for the Government for the benefit of some other large common public services, the applicants should not object to handover the land to this department for which applicants are not entitled for any compensation. Further, the leased portion land to be handed over to this department in original condition.

8. The above proposed culverts will be the Government PWD/WRD property after the construction. The applicants should not claim any privilege on the above leased portion of Government land (bridge land, bridge, field channel retaining wall during the applicant land) and should allow the PWD/WRD officials to inspect the channel as and when required and for the design and drawing.

9. The applicants should not do any work, and neither excavation should be allowed depending upon the soil condition of the proposed Structural Engineer for the construction of culverts.

10. The PWD/WRD, will not be held responsible for the structural safety and stability of the proposed culverts at their own cost. The applicants are solely responsible for the structural safety and stability of the proposed culverts and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC culverts.

11. The applicants should construct the proposed RCC Box Culverts at their own cost. They are solely responsible for the structural safety and stability of the proposed culverts and at any cost, PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box Culverts.

12. The applicants should pay an annual lease rent of Rs.22,000/- (Rupees twenty two thousand only) for occupation of 50 sq.m in the shape of Deemed Dotted drains in favour of the Executive Engineer, PWD, WRD, Kosaikalayam Basin Division, Thiruvallur and it should be paid at one lumpsum for three years of Rs.66,000/- (Rupees sixty six thousand only) in advance before the commencement of work. During execution after construction of above culverts, if any deviations are noted in above measurements, accordingly the lease rent also will be revised respectively.

13. The applicants should not carry out any other or more structure across the channel without prior permission from PWD / WRD.

14. The applicants should execute the lease agreement with the Executive Engineer, PWD, WRD, Kosaikalayam Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guidelines / Govt. orders.

15. The applicants have also to pay the caution deposit of sum of Rs.10,00,000/- (Rupees ten lakh only) in favour of the Executive Engineer, PWD, WRD, Kosaikalayam Basin Division, Thiruvallur which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (bridge and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution of any, will be verified fully by the applicant. If failed, the cost of restoration work will be borne from the caution deposit.

16. The proposed RCC Box Culverts should be maintained and maintained by the applicants at their own cost. The width of the channel should be clearly demarcated with the boundary in presence of Revenue and PWD/WRD authority & maintained without encroachments as per Revenue records and should maintain the hydraulic parameters of the field channel within their premises.

17. The applicants should not carry out any other or more structure across the channel without prior permission from PWD / WRD.

18. The applicants should not hinder the free flow of water in the channel and should remove obstruction if any found in the channel within their boundary stretch at their own cost.

19. The average water level in the applicants' land should not rise above the design water level. Suitable arrangements should be made for the same by the applicants, and as well as the construction materials like gabrioles should be dumped into the channel at any cost. The applicants should not dump the gabrioles in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/water should not be let into field channel, and the gabrioles, debris and construction materials should not be dumped into the channel restricting the free flow of water.

20. The applicants should not dump the gabrioles in the channel and avoid the sewage water into the channel, etc. At any cost, sewage/water should not be let into field channel, and the gabrioles, debris and construction materials should not be dumped into the channel restricting the free flow of water.

21. In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NCC will be cancelled and constructed culverts will also be removed without any compensation, for which applicants are not entitled for any compensation and as well as legal right.

22. The applicants should not object at any time for the maintenance work / improvements work of the channel which can be carried out by PWD/WRD. The applicants should give an undertaking in writing to the effect that the above proposal will not obtain in case any maintenance/improvement works as per Revenue records (F.M.S) which can be carried out by the applicants at any cost.

23. This permission is issued only for temporary occupation of RCC culverts. The necessary distance should be provided as per the norms in existence and as per the rules in force of CMIA (Circular dated 13.03.2019) during development. There should not be any objection in the stage of common public by the Revenue records (F.M.S) which can be carried out by the applicants at any cost.

24. The applicants' land should be filled with earth proper compaction to the level of 100% to prevent the site from subsidence during the bed. The process of earth filling and compaction should be done for a depth varying from 1:15 to 1:10 depending upon the existing field level 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 1:20 (50:50) and 1:17 (the below the all level of above NCC (National Bureau of Standards) Task which is 1:15) 780. The all-round proposed level within site should be as per the above.

25. The applicants should prepare the layout proposal by considering the natural surface water drainage way (topographic & levels), rainwater harvesting, road and drainage alignment & gabrioles/ditch and other solid waste management as per norms in existence within the applicants' land according to the existing rules in force and should get proper approval from the competent authority without fail.

26. The average or any other drainage should not be let into the drain channel under any cost and the debris and other materials should be dumped into the drain channel under any cost and the same is to be connected to the natural storm water drainage or culvert.

27. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMIA (Circular dated 13.03.2019). The width of the channel mentioned in the F.M.S sheet should be maintained without encroachment as per Revenue records and measurements and should maintain the hydraulic parameters of the channel. If any damages occurred to the said culverts, it should be restored to the original standards at their own cost.

28. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereon, if necessary, advance intimation should be given to the PWD/WRD officers concerned before the commencement of work. PWD/WRD is giving option only in connection with inspection aspects and does not deliver any rights to the applicants to encroach the PWD / Government lands.

29. The permission granted to the applicants, should not be altered/modified/changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents submitted will be cancelled without any compensation and deposited amount for caution deposit, here, rent etc., will not be refunded. Hence, the applicants are solely responsible of genuineness of the documents submitted.

30. The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide of rule of both State & Central Government from time to time.

31. The applicants should get clearance certificate for their site from the revenue department to make use of the site as not encroached property from the revenue body as well as confirming this proposed site boundaries.

32. PWD/WRD is giving option only in connection with the condition aspect and does not deliver any rights to the applicants to encroach the PWD / Government lands. The NCC for free site from the PWD/WRD is purely issued on the basis of foundation point of view and temporary permission for the construction of culverts. The cover of the document received from the applicants in respect to the covering is purely of applicant's responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development/ Revenue authorities. The specific remarks on foundation are purely issued on technical grounds in respect to the physical location of land.

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