



TOTAL EXTENT (7.17 AC)	: 29000 M ²
ROAD AREA	: 8268 M ²
PARK AREA	: 2162 M ²
TOTAL NO. OF PLOTS	: 96 NOS.
PUBLIC PURPOSE PLOTS (I to XI)	: 2160 M ²
E.W.S. PLOTS 66 TO 96	: 31 NOS.
REGULAR PLOTS 1 TO 65	: 65 NOS.

- NOTE :
1. SPLAY 3.0 x 3.0 M, 4.5 x 4.5 M.
 2. MEASUREMENTS INDICATED ARE EXCLUDING SPLAY DIMENSIONS.
 3. ROAD AREA } WERE ALREADY HANDLED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO. 114/42/05, DATED 23/12/05.
PARK AREA } AND RECTIFICATION GIFT DEED NO. 4008/06, Dt. 18/04/06.

CONDITION :
 THE AREA EARMARKED FOR PUBLIC PURPOSE TO XI PLOTS (VI. 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 AFTER THE SAID PERIOD OF ONE YEAR AND IF NONE OF THE AGENCIES PURCHASE THE RESERVED LAND FULL PART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OFF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANYBODY FOR RESIDENTIAL USE ONLY.

THE LOCAL BODY IS ENSURED FOR THE PROPOSED CONSTRUCTION OF CULVERT ACROSS THE FIELD CHANNEL IN BETWEEN THE S.NO. 188/5 & 187/4, BY THE APPLICANT AT HIS OWN COST BEFORE HANDING OVER THE ROADS AND PARK TO THE LOCAL BODY.

1. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AS PER REVENUE RECORDS.
2. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE AYACUT.
3. THE IRRIGATION CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER WITHOUT ANY OBSTRUCTIONS TO FACILITATE IRRIGATION TO THE DOWNSIDE OF AYACUT.
4. THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD.
5. THE PROPOSED CULVERT SHALL BE MADE OF AN R.C.C BOX TYPE WITH THE VENT SIZE OF 3.20 m x 12.00 m DEPENDING UPON THE EXISTING SITE CONDITIONS.
6. THE PROPOSED ROAD CULVERT SHALL BE CONSTRUCTED ONLY IN S.NOS. 187/4 AS EARMARKED IN THE SKETCH AND THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
7. THE SILL LEVEL OF THE PROPOSED R.C.C BOX CULVERT SHOULD BE MAINTAINED AS +9.20 M AS MENTIONED ABOVE AND SHOULD BE GOT EXECUTED ONLY AMIDST THE PRESENCE OF PWD OFFICIALS ONLY.
8. THE PROMOTER SHOULD CONSTRUCT THE R.C.C BOX CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE. THE CULVERT MAY BE HANDLED OVER TO THE PANCHAYAT UNION AFTER COMPLETION FOR FURTHER MAINTENANCE.
9. THE PROMOTER SHOULD PROVIDE RAINWATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
10. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
11. THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
12. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
13. AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY, SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION.
14. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF THE SUCH REVOCATION, THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHATSOEVER.

- LEGEND :**
- ▬ SITE BOUNDARY
 - ▬ PROPOSED ROAD
 - ▬ EXISTING ROAD
 - ▬ PARK
 - ▬ PUBLIC PURPOSE
 - ▬ E.W.S
 - ▬ CHANNEL.

KUNDRATHUR PANCHAYAT UNION.
 LAYOUT OF HOUSE SITES IN S.NO. 176/1,2, 177, 178/1A, 1B, 2, 3, 187/1A, 1B, 3A, 188/1, 2, 3, 4, 189/2, 3, & 190 OF MADANANDAPURAM VILLAGE.
 SCALE - 1:800. (ALL MEASUREMENTS ARE IN METRE.)

P.P.D NO. 59
 L.O APPROVED 2007 I.C
 VIDE LETTER NO: L1/18977/07
 DATED : 15/11/07.

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FOR MEMBER- SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY.

