



TOTAL EXTENT (AS PER DOCUMENT) = 3884.95 Sq.M
ROAD AREA = 1314.00 Sq.M
TOTAL NO. OF PLOTS = 19 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY
 VIDE GIFT DEED DOC. NO.2609/2017, DATED:11.04.2017 @ SRO, AVADI.

CONDITIONS :

- (1) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-CULVERT-ANNEMBEDU/2016/07.11.2016 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUE OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- (2) THE PROPOSED BOX CULVERT SHALL BE CONSTRUCTED ONLY IN S.NOS.574 AS EARMARKED.
- (3) THE PROPOSED BOX CULVERT SHALL BE MADE UP OF RCC BOX TYPE WITH A VENT INNER SIZE OF 3.0M WIDTH AND 2.0M HEIGHT AND CARRIAGE WIDTH OF 5.0M WELL WITHIN THE BOUNDARY.
- (4) BASED ON THE HYDRAULIC PARTICULARS MENTIONED ABOVE, 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 TO THE EXECUTIVE ENGINEER, PWD., WRD., KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR GETTING APPROVAL BEFORE THE COMMENCEMENT OF WORK. THE WORK SCHEDULE FOR ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD., WRD., KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR MONITORING.
- (5) THE CHANNEL STRETCH ABUTTING THE APPLICANTS LAND SHOULD BE DESILTED AND RESECTIONED ON EITHER SIDE OF THE PROPOSED CULVERT ABUTTING THE APPLICANTS SITE SHOULD BE DONE BY THE APPLICANT AT THEIR OWN COST, AFTER THE COMPLETION OF CULVERT.
- (6) 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 CULVERT, AT ANY COST PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
- (7) THE APPLICANT SHOULD PAY AN ANNUAL TRACK RENT OF RS.6050/- (RUPEES SIX THOUSAND AND FIFTY ONLY) 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 LUMP SUM FOR THREE YEARS OF RS.18150/- (RUPEES EIGHTEEN THOUSAND ONE HUNDRED AND FIFTY ONLY) IN ADVANCE BEFORE THE COMMENCEMENT OF WORK.
- (8) THE APPLICANT SHOULD EXECUTE THE LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, PWD., WRD., KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR BEFORE STARTING THE WORK AND IT SHOULD BE RENEWED ONCE IN THREE YEARS FOR WHICH THE APPLICANT HAS TO APPLY WITHIN 2 MONTHS, BEFORE THE EXPIRY OF THE LEASE PERIOD.
- (9) THE PROPOSED RCC BOX CULVERT 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 FIELD CHANNEL.
- (10) THE SEWERAGE WATER FROM THE APPLICANT LAND SHOULD NOT LET INTO THE FIELD CHANNEL AND FOR ITS DISPOSAL NECESSARY SUITABLE ARRANGEMENTS SHOULD BE MADE BY THE APPLICANT AT THEIR OWN COST.
- (11) THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD.
- (12) THE APPLICANT 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 HIS OWN COST.
- (13) IF THE LEASED PORTION OF THE LAND REQUIRED FOR THE GOVERNMENT FOR THE BENEFIT OF SOME OTHER 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 APPLICANT IS ALSO TO PAY THE CAUTION DEPOSIT OF SUM OF RS.50,000/- IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD., WRD., KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR, WHICH WILL BE REFUNDED ON THE CERTIFICATE FROM CONCERNED ASSISTANT EXECUTIVE ENGINEER OF THIS DEPARTMENT THAT THE CONSTRUCTION WORK WAS COMPLETED WITHOUT ANY DAMAGE TO THE GOVERNMENT PROPERTY OR THE DAMAGE CAUSED DURING EXECUTION IF ANY WERE RECTIFIED FULLY BY THE APPLICANT.
- (14) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS CHANNEL TO THE ABOVE SURVEY NUMBER AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II). 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD / PWD IN THEIR LETTER NO.DB/TS(3)/F-CULVERT-ANNEMBEDU/2016/07.11.2016. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

- SITE BOUNDARY
- CHANNAL
- ROADS ALREADY GIFTED
- NO DEVELOPMENT AREA
- EXISTING ROAD

CONDITIONS:

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

P.P.D NO: 21
L.O 2017
APPROVED
 VIDE LETTER NO : L1 / 11128 / 2016
 DATE : 22 / 06 / 2017

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 569/8 OF ANNAMBEDU VILLAGE.

(THIRUNINDRAVUR-'B' VILLAGE AS PER PATTI)

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