

TOTAL EXTENT (AS PER DOCUMENT) : 13638 SQ.M **ROAD AREA** : 4578 SQ.M PARK AREA (OSR) : 933 SQ.M PUBLIC PURPOSE PLOTS (I TO IV) : 911 SQ.M 43 NOS **REGULAR PLOTS (1 TO 43)** E.W.S. PLOTS (44 TO 61) 935 SQ.M : **18 NOS** TOTAL NO. OF PLOTS 61 NOS

#### **NOTE:**

- 1. SPLAY 3.0M x 3.0M, 1.5M x 1.5M
- 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- 3. ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY PARK AREA VIDE GIFT DEED DOC.NO: 1108 / 2014, DATED: 05/02/2014.

#### **CONDITIONS:**

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/5271/2013, DT:28.06.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- 1. THE EXISTING GROUND LEVEL OF THE PROPOSED SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)12.780 [(+)11.780M (NATHAMBEDU ROAD LEVEL)+1.00M] BY USING HARD SOIL UNIFORMLY WITH AN AVERAGE FILLING VARYING FROM 1.40M TO 1.60M TO AVOID INUNDATION DURING HEAVY FLOODS AND AS WELL AS TO BE TAKEN THE PRESSURE IN CASE OF FLOODING.
- 2. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYER OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
- 3. THE PROMOTER SHOULD PROVIDE ADEQUATE STORM WATER DRAIN ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
- 4. THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
- SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN TO THE CHANNEL AND NECESSARY SEWAGE TREATMENT DISPOSAL ARRANGEMENT SHOULD BE MADE AS PER POLLUTION CONTROL BOARD NORMS BY THE PROMOTER'S
- THE PROMOTER SHOULD UTILIZE THE LAND FOR THE PURPOSE FOR WHICH THE PLANNING PERMISSION IS REQUESTED AND PRIOR APPROVAL OF THE WATER RESOURCES DEPARTMENT SHOULD BE OBTAINED, IF THIS LAND IS UTILIZED FOR ANY OTHER PURPOSE.
- 7. THE PROPOSED ACCESS THROUGH THE DEFUNCT FIELD CHANNEL TO THE LAND OF APPLICANT CAN BE MADE BY FORMING A ROAD FOR REQUIRED SIZE OF 7.50x2.30W IN SURVEY NUMBER 469/1 OF PAKKAM VILLAGE.
- THE LEASE RENT FOR THE USE OF GOVERNMENT LAND FOR THE FORMATION ROAD, WORKS OUT FOR Rs.4300/- PER ANNUM AS PER GUIDELINE VALUE.
- 9. THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.4300/- (RUPEES FOUR THOUSAND THREE HUNDRED ONLY) IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF EXECUTIVE ENGINEER, WRD., (PWD), KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR.
- 10. THE LEASE RENT SHOULD BE PAID IN ONE LUMP SUM FOR THREE YEARS AS ADVANCE.
- 11. THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME.
- 12. THE PROMOTER SHOULD NOT CLAIM ANY PRIVILEGE OR OWNERSHIP ON THE ABOVE LEASED PORTIONS OF GOVERNMENT LAND AND OWNERSHIP OF GOVERNMENT CHANNEL PORAMBOKE LAND ALWAYS VEST WITH **GOVERNMENT PWD ONLY.**
- 13. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS.
- 14. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD / WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
- 15. THE PWD / WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE PROPOSED SITE AT ANY TIME DURING EXECUTION.
- 16. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/WRD FROM TIME TO TIME.
- 17. THE PROMOTER SHOULD ALLOW THE PWD/WRD OFFICIALS FOR INSPECTING THE CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
- 18. FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD HAVE RESERVES THE RIGHTS TO WITHDRAW THE "NO OBJECTION CERTIFICATE" ISSUED AND IN THAT EVENT, THE PROMOTER SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

### (II). DR RULE NO: 29 (8)

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 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 FULL/PART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANY BODY FOR RESIDENTIAL USE ONLY.

## (III). 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.

### (IV). 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 PWD IN THEIR LETTER NO.T5(3)/5271/2013, DT:28.06.2013. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

### **LEGEND:**

SITE BOUNDARY

PROPOSED ROAD

**EXISTING ROAD** □□□ PARK

**□□□ PUBLIC PURPOSE** 

CHANNEL & POND

 $\square$  E.W.S

# **CONDITIONS:**

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

P.P.D

DATE

**APPROVED** 

NO:

VIDE LETTER NO : L1 / 19976 / 2012

**OFFICE COPY** 

FOR MEMBER SECRETARY CHENNAI METROPOLITAN **DEVELOPMENT AUTHORITY** 





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2014

: 11 / 03 / 2014

THIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 456/1,2,4,5B & 469/3 OF PAKKAM VILLAGE.

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