



TOTAL EXTENT : 40040 SQ.M  
ROAD AREA : 12346 SQ.M  
PARK AREA (OSR) : 2817 SQ.M  
PUBLIC PURPOSE PLOTS (I TO III) : 2950 SQ.M  
TOTAL NO. OF PLOTS : 146 NOS  
REGULAR PLOTS (1 TO 108) : 108 NOS  
EWS PLOTS (109 TO 146) (2807 SQ.M) : 38 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 WERE ALREADY HANDED OVER TO THE LOCAL BODY

CONDITIONS :  
(1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/24833/2013, DATED:28.03.2014 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).  
1) THE PROPOSED CULVERT SHOULD BE CONSTRUCTED ACROSS ODAI (SURVEY FIELD No.229/1) OF OTTIYAMPAKKAM VILLAGE AS EARMARKED IN THE SKETCH BY THE APPLICANT AT THEIR OWN COST.  
2) THE PROPOSED CULVERT SHOULD BE CONSTRUCTED AS RCC BOX TYPE CULVERT WITH FOR A AVERAGE WIDTH OF 7.50M AND LENGTH OF 15.80M WITH 3 VENTS OF SIZE 5.00M x 2.80M.  
3) THE SILL LEVEL OF THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE MAINTAINED AS (+) 6.10M AND BOTTOM LEVEL OF THE DECK SLAB IS (+) 8.96M AND IT SHOULD BE EXECUTED IN THE PRESENCE OF WRD OFFICIALS ONLY.  
4) THE APPLICANT SHOULD OBTAIN NECESSARY PERMISSION FROM THE HIGHWAYS DEPARTMENT FOR CUTTING THE EXISTING REVETMENT OF THE ROAD WHERE THE CULVERT IS TO BE CONSTRUCTED.  
5) AFTER GETTING THE PERMISSION FROM THE HIGHWAYS DEPARTMENT THE APPLICANT SHOULD CONSTRUCT AN RCC ABUTMENT WALL IN THE REVERTMENT PORTION NEARER TO THE ROAD WHICH WILL ALSO ACT AS A RETAINING WALL FOR THE ROAD.  
6) THE DESIGN AND DRAWINGS OF THE ABOVE RCC BOX TYPE CULVERT SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WRD., LOWER PALAR BASIN DIVISION, KANCHEEPURAM FOR APPROVAL AND THE WORK SCHEDULE SHOULD ALSO BE INFORMED TO HIM FOR MONITORING.  
7) THE APPLICANT SHOULD DEPOSIT AN AMOUNT AS CAUTION DEPOSIT FOR RS.1,00,000/- (RUPEES ONE LAKH ONLY) IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD., LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE COMMENCEMENT OF WORKS.  
8) AFTER THE COMPLETION OF WORKS, THE DAMAGED PORTION OF THE GOVERNMENT LANDS, PROPERTIES ETC., IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION BY THE APPLICANT AT THEIR OWN COST. IF THE APPLICANT FAIL TO RESTORE THE DAMAGED PORTION TO ITS ORIGINAL CONDITION, THE SAME WILL BE RESTORED BY THE WATER RESOURCES DEPARTMENT AND THE COST OF RESTORATION WILL BE MEET OUT FROM THE CAUTION DEPOSIT.  
9) THE CAUTION DEPOSIT WILL BE REFUNDED ONLY AFTER THE COMPLETION OF CONSTRUCTION OF RCC BOX TYPE CULVERT, IN COMPLIANCE WITH THE CONDITIONS LAID UPON HEREIN.  
10) THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS 26,650/- IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD., LOWER PALAR BASIN DIVISION, KANCHEEPURAM.  
11) THE LEASE RENT SHOULD BE PAID AS ONE LUMP SUM AMOUNT OF (RS 26,650x3) RS 79,950/- FOR THREE YEARS AS ADVANCE AND ANNUAL RENT SHOULD BE REMITTED AT THE END OF EVERY THREE YEARS.  
12) THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME.  
13) THE APPLICANT SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVAL OF OBSTRUCTIONS IN ANY FORM WITHIN THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED TO ENSURE FREE FLOW OF WATER IN THE ODAI.  
14) THE ODAI SHOULD BE WELL PRESERVED BY THE APPLICANT BY MEANS OF PERIODICAL WORKS WITHIN THEIR BOUNDARY TO MAKE EASY FREE FLOW OF WATER TO THE DOWNSTREAM SIDE.  
15) PWD OFFICIALS SHOULD NEVER BE OBJECTED FOR INSPECTIONS TO THE SITE AT ANY TIME DURING EXECUTION.  
16) THE APPLICANT SHOULD CONSTRUCT THE RCC BOX CULVERT AT THEIR OWN COST AND THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED RCC BOX CULVERT.  
17) THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD INSISTED FROM TIME TO TIME.  
18) THE PROPOSED RCC BOX TYPE CULVERT SHOULD BE MAINTAINED BY THE APPLICANT AT THEIR OWN COST.  
19) THE APPLICANT SHOULD NOT ENCROACH UP ON ANY PORTION OF THE ODAI OR WATER BODIES IN AND AROUND THE DEVELOPED AREA.  
20) THE APPLICANT OR THEIR HEIRS SHOULD NOT CLAIM THE OWNERSHIP OF THE PERMITTED CULVERT AND LEASE PORTION OF GOVERNMENT LAND, SINCE THE PERMISSION WAS GIVEN IN THE INTEREST OF PUBLIC USE.  
21) THE APPLICANT SHOULD NOT CAUSE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING ODAI TO THE DOWNSTREAM SIDE.  
22) THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURE ACROSS THE ODAI WITHOUT GETTING PERIOR PERMISSION FROM WRD.  
23) NO SEWAGE SHOULD BE LET INTO ODAI DIRECTLY OR THROUGH THE STORM WATER DRAIN. NECESSARY ARRANGEMENT SHOULD BE MADE BY THE APPLICANT TO TREAT THE SEWAGE AT THEIR OWN COST.  
24) WRD OFFICIALS SHOULD NEVER BE OBJECTED FOR INSPECTING THE ODAI AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION AND SHOULD NOT OBJECT PUBLIC TO USE THE RCC BOX TYPE CULVERT.  
25) ADVANCE INTIMATION SHOULD BE GIVEN TO THE EXECUTIVE ENGINEER, WRD, LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE THE COMMENCEMENT OF THE WORK.  
26) THE APPLICANT SHOULD STRICTLY ADHERE TO THE CONDITIONS TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE ODAI.  
27) THE APPLICANT SHOULD PROVIDE RAIN WATER ARRANGEMENTS IN THE PROPOSED SITE AT THEIR OWN COST.  
28) THE APPLICANT SHALL NOT INDULGE TO OCCUPY ANY PIECE OF ODAI PORAMBOKE LAND AT ANY TIME IN THE FUTURE.  
29) THE WRD IN THE INTEREST OF PUBLIC RESERVES THE RIGHTS TO WITHDRAW THE NO OBJECTION CERTIFICATE GIVEN TO THE APPLICANT AT ANY TIME.  
30) THE BOUNDARY BETWEEN THE ODAI OF PORAMBOKE LAND ADJACENT TO THE APPLICANT'S LAND SHOULD BE DEMARCATED AND FIX BOUNDARY STONES OF SIZE 0.50x0.50x1.50M WITH THE HELP OF REVENUE DEPARTMENT IN THE PRESENCE OF WRD OFFICIALS.  
31) THE APPLICANT SHOULD ENTER INTO A LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD., LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE THE COMMENCEMENT OF THE WORK AND IT SHOULD BE RENEWED ONCE IN THE THREE YEARS.  
32) THE PROPOSED RCC BOX TYPE CULVERT SHALL BE CONSTRUCTED ACROSS ODAI (SURVEY FIELD NUMBER 229/1) OF THIS VILLAGE FOR TEMPORARY OCCUPATION OF THREE YEARS FROM THE DATE OF LEASE AGREEMENT.  
33) SUBSEQUENT RENEWAL OF THIS PERMISSION WOULD BE SANCTIONED ONLY BY THE AUTHORITY COMPETENT TO SANCTION THE PERMISSION IN THE FIRST INSTANCE. HENCE, THE APPLICANT HAS TO APPLY BEFORE TWO MONTHS BEFORE THE EXPIRY OF THE EARLIER LEASE PERIOD FOR RENEWAL OF THE LEASE AGREEMENT.  
34) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, THE WRD RESERVE THE RIGHTS TO WITHDRAW THE 'NO OBJECTION CERTIFICATE' ALREADY ISSUED FOR CONSTRUCTION OF RCC BOX TYPE CULVERT AND WOULD ADDRESS TO CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

LEGEND:  
SITE BOUNDARY  
PROPOSED ROAD  
EXISTING ROAD  
PARK (OSR)  
PUBLIC PURPOSE  
E.W.S PLOTS  
CHANNEL

CONDITIONS:  
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.  
P.P.D NO : 30  
L.O 2015  
APPROVED  
VIDE LETTER NO : L1 / 9392 / 2014  
DATE : 03 / 08 / 2015  
OFFICE COPY  
FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

# ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 276/3A,3B,3C1, 277/1A,2B1,2B2, 278/1A1,1A2,1B,2A,2B & 279/1A,1B1,1B3,2A1,2A2,2B,2C,3A,3B,4A1,4A3 OF OTTIYAMBAKKAM VILLAGE.

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

