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|---|--------------|
| TOTAL EXTENT                            | : 78900 SQ.M |
| ROAD AREA                               | : 21157 SQ.M |
| PARK AREA ( OSR )                       | : 6108 SQ.M  |
| PUBLIC PURPOSE PLOTS ( I - IV )         | : 5816 SQ.M  |
| TOTAL No. OF PLOTS                      | : 270 NOS    |
| REGULAR PLOTS ( 1 TO 178 )              | : 178 NOS    |
| EWS PLOTS ( 179 TO 270 ) ( 5849 SQ.M. ) | : 92 NOS     |

- NOTE:
- SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
  - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
  - ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY
  - PARK AREA } VIDE GIFT DEED DOC.NO: 6267 / 2015, DATED: 13/08/2015
  - NO DEVELOPMENT AREA

- CONDITIONS :
- THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.TS(3)/1474/2015, DATED:06.04.2015 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
  - THE EXISTING GROUND LEVEL OF THE SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)11.490M WITH FILLING VARYING FROM 1.10M TO 2.23M TO THE ENTIRE AREA OF THE APPLICANT LAND IN ORDER AVOID INUNDATION DURING THE HEAVY RAINS.
  - PROPER STORM WATER DRAINAGE CHANNEL SIZE 0.60 x 0.75CM SHOULD BE CONSTRUCTED ALL-ROUND THE SITE WITH A INVERT LEVEL OF (+)10.400M AT TAIL END WITH NECESSARY GRADIENT BY THE APPLICANT AT HIS OWN COST AND THIS CHANNEL LINKED WITH EXISTING ODAI IN S.NOS.326 AND 342 WHICH ARE RUNNING AT THE NORTHERN SIDE OF THE SITE AS SHOWN IN DRAWING TO DRAIN OUT THE RAIN WATER.
  - THE APPLICANT SHOULD KEEP MINIMUM SET BACK OF 3M AT HIS OWN LAND ALONG THE ABUTTING BOUNDARY OF RIVER ADAYAR AT NORTHERN SIDE AS WELL AS 2M SET BACK ALONG THE SURPLUS ODAI BEARING S.NO.342 TO ENABLE PUBLIC WORKS DEPARTMENT (WATER RESOURCES DEPARTMENT) TO CARRYOUT THE MAINTENANCE WORKS IN FUTURE.
  - NO ENCROACHMENT ACTIVITIES SHOULD BE DONE IN THE EXISTING WATER BODIES (RIVER AND ODAI) BETWEEN AMBANKMENT TOE AND THE APPLICANT LAND BOUNDARY AND THE PILLARS SHOULD BE ERECTED AFTER DEMARCATING THE GOVERNMENT FORAMBOKE LAND WITH REVENUE AUTHORITIES.
  - IF THE APPLICANT NEEDS TO CONSTRUCT A PERMANENT COMPOUND WALL ON THE NORTHERN BOUNDARY OF THE SITE ALONG THE RIVER COURSE, IT HAS TO BE CONSTRUCTED ONLY AFTER MARKING THE BOUNDARY BY THE REVENUE DEPARTMENT, IN THE PRESENCE OF THE W.R.D(PWD) OFFICIALS.
  - THE SEWAGE WATER FROM THIS AREA SHOULD NOT BE LET IN THE WATER COURSE AND RIVER ADAYAR. THE APPLICANT SHOULD MAKE SUITABLE ARRANGEMENTS FOR TREATMENT AND DISPOSAL OF SEWAGE.
  - THE APPLICANT SHOULD ALLOW THE LAND OWNER OF S.F.NO.332/3 WHICH IS SITUATED IN BETWEEN THE APPLICANT LAND TO CROSS THEIR LANDS.
  - THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
  - THE APPLICANT IS PERMITTED TO CONSTRUCT ONE NO OF RCC BOX TYPE CULVERT ACROSS THE FIELD CHANNEL IN S.NO.337 OF SIZE 9.00Mx16.50m TO ACCESS THEIR LANDS IN S.NO.331 AND ANOTHER CULVERT ACROSS THE SURPLUS ODAI IN S.NO.342 OF SIZE 56.50mx9.00m TO ACCESS THEIR LAND IN S.NO.332/2 FROM S.NO.356.
  - BEFORE THE CONSTRUCTION OF CULVERT THE APPLICANT SHOULD GET APPROVAL FOR THE CULVERT DESIGN AND DRAWING FROM THE EXECUTIVE ENGINEER, WRD., LOWER PALAR BASIN DIVISION, KANCHEEPURAM. THE PROPOSED RCC BOX TYPE CULVERTS SHALL BE CONSTRUCTED ONLY IN THE PRESENCE OF WRD OFFICIALS.
  - THE PROMOTER SHOULD CONSTRUCT THE RCC CULVERTS AT THEIR OWN COST AND THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE. ALSO THE CONSTRUCTION HAS TO BE CARRIED OUT ONLY AFTER DESILTING AND STANDARDIZING THE SILTING UP FIELD CHANNEL AND SURPLUS COURSE ACROSS WHICH THE CULVERTS ARE PROPOSED TO BE CONSTRUCTED.
  - THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.8,71,036/- IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF "THE EXECUTIVE ENGINEER, PWD, LOWER PALAR BASIN DIVISION, KANCHEEPURAM PAYABLE AT KANCHEEPURAM, FOR THE USE OF GOVERNMENT LANDS FOR CONSTRUCTION OF THE ABOVE CULVERTS.
  - THE APPLICANT SHOULD ENTER INTO A LEASE AGREEMENT WITH THE EXECUTIVE ENGINEER, WRD/PWD, LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE EXECUTION OF CULVERT WORKS.
  - THE LEASE RENT SHOULD BE PAID IN ONE LUMP SUM FOR THREE YEARS AS ADVANCE (RS.8710363) OF RS.26,13,108/-.
  - THE APPLICANT SHOULD DEPOSIT A CAUTION DEPOSIT OF RS.2,00,000/- (RUPEES TWO LAKH ONLY) IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE COMMENCEMENT OF CULVERT WORKS.
  - 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 HIS OWN COST. IF THE APPLICANT FAILS TO RESORE THE DAMAGED PORTION TO ORIGINAL CONDITION, THE SAME WILL BE RESTORED BY WATER RESOURCES DEPARTMENT AND THE COST OF RESTORATION WILL BE MET OUT FROM THE CAUTION DEPOSIT.
  - THE LEASE RENT IS SUBJECTED TO REVISION FROM TIME TO TIME BASED ON OF REVISION GUIDELINE VALUE OF GOVERNMENT.
  - THE APPLICANT SHOULD CARRY OUT PERIODICAL DESILTING WORKS AND REMOVAL OF OBSTRUCTIONS IN ANY FORM ALONG THEIR BOUNDARY AT THEIR OWN COST AS AND WHEN REQUIRED TO ENSURE FREE FLOW IN THE ODAI.
  - WRD OFFICIALS SHOULD NEVER OBJECTED FROM INSPECTION OF THE SITE AT ANY TIME DURING EXECUTION.
  - THE PROPOSED RCC CULVERT SHOULD BE MAINTAINED BY THE APPLICANT AT THEIR OWN COST.
  - THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE ODAI WITHOUT PRIOR PERMISSION FROM WRD.
  - ADVANCE INTIMATION SHOULD BE GIVEN TO THE EXECUTIVE ENGINEER, WRD., LOWER PALAR BASIN DIVISION, KANCHEEPURAM BEFORE THE COMMENCEMENT OF THE WORK.
  - THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE WRD/PWD FROM TIME TO TIME.
  - SUBSEQUENT RENEWAL OF THIS GRANT WILL BE ISSUED BY THE EXECUTIVE ENGINEER, WRD., LOWER PALAR BASIN DIVISION, KANCHEEPURAM. THE APPLICANT HAS TO APPLY WITHIN TWO MONTHS BEFORE THE EXPIRY OF THE EARLIER LEASE PERIOD FOR RENEWAL OF THE LEASE AGREEMENT.
  - THE APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE ODAI.
  - FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, THE WRD RESERVES THE RIGHTS TO WITHDRAW THE "NO OBJECTION CERTIFICATE" ISSUED FOR CONSTRUCTION OF RCC CULVERT AND INUNDATION POINT OF VIEW AND TO 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.

- (II). DR RULE NO: 29 (8)  
THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS ( I TO IV (VZ, 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.
- (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 IN RESPECT 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 WRD IN THEIR LETTER NO.TS(3)/1474/2015, DATED:06.04.2015. AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

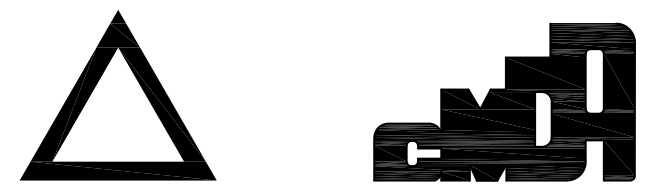
- LEGEND:
- SITE BOUNDARY
  - PROPOSED ROAD
  - EXISTING ROAD
  - PARK (OSR)
  - PUBLIC PURPOSE PLOTS
  - EWS
  - ODA I AND CHANNEL

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

P.P.D L.O NO : 33 2015  
APPROVED  
VIDE LETTER NO : L1 / 16080 / 2014  
DATE : 31 / 08 / 2015

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FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



# PERUNGALATHUR TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 321/1,2,3, 322/1A,1B,2A,2B,3A,3B, 323/1,2, 325/1B,2A,2B,3A,3B, 327/1,2,3, 328/1A,1B,1C,2, 329/1A1,1A2,1A3, 331, 332/1,2, 333/1,2, 334/1A,1B,2A,2B & 335/1A,1B OF PERUNGALATHUR VILLAGE.

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