

TOTAL EXTENT (AS PER PATTA) = 8350 Sq.M
ROAD AREA = 2527 Sq.M
PARK AREA = 590 Sq.M
TOTAL No. OF PLOTS = 70 Nos.
CONVENIENT SHOP = 1 No

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
- PARK AREA DOC.NO: 7908 / 2018, DATED: 10/07/2018 @ SRO, THIRUVALLUR

CONDITIONS:

(1) THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/TS/3F-CULVERT-PAKKAM NATHEMBEDU/2018/11.10.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

- Design and drawings of the proposed RCC 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 / signing the agreement without fail.
- The proposed RCC Box Culvert of size mentioned above across the channel in S.F. No.738/4, so as to access the site S.F.No.738/2 to 738/7 & 8 of Nathembedu (Pakkam-B) village, Thiruvallur taluk & district, Thiruvallur Panchayat Union limit within the applicants lands as earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per revenue records and should be maintained without encroachment . Only if the applicants lands available on both sides of this channel, this permission is eligible for construction of culvert. However, if the applicant needs any more culverts during development, the applicant should approach the PWD/WRD for getting separate approval for any additional culverts in future.
- The proposed box culvert shall be made up of RCC Box Type with a minimum vent inner size, width and height for a carriage width are specified below should be well within the boundary. The size & sill level of the proposed RCC culvert should be maintained as mentioned below in the specified S.F.No. and should be got executed only in the presence of PWD/WRD officials. The bed level of the culverts should be fixed in presence of the Executive Engineer concerned only after the existing channel original bed level ascertained and restored for the flow direction.

S.No	Channel S.F.No	Access to S.F.No	Proposed Bed level in M (+)	Observed MFL in M (+)	Minimum Inner Width of channel as per FMB Average	Minimum Inner Vent height in M or bottom level of deck slab	Width of Culvert in M	Area of Culvert in Sq.M	No. of Vents allowed
1	738/4	From 738/2 & 8 To 738/7 & 8	26.860	28.610	3.70m	(+)-29.100 / 2.24m	7.50	27.75	1 No
Total									27.75

- The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer for construction of culvert.
- The PWD/WRD., will not be held responsible for the Structural Stability, safety and soundness of the building proposed by the applicant and PWD/WRD specifically recommend only for construction of culvert. The applicant should construct the proposed RCC Box Culvert at his own cost. The applicant is solely responsible for the structural safety and stability of the proposed culvert, at any cost and PWD/WRD will not be held responsible for design and drawing adopted for proposed construction of RCC Box culvert.
- Based on the hydraulic particulars mentioned above, the design and drawings of the proposed RCC Box Type Culverts 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 the above proposal should be informed to the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur for monitoring and also completion of culvert should be reported to the Executive Engineer.
- The applicant should pay an annual lease rent of Rs.5,000/- (Rupees Five Thousand Only) for utilising Government land of 27.75 Sqm 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 lumpsum for three years of Rs.15,000/- (Rupees Fifteen Thousand only) in advance before the commencement of work. During execution/ after construction of above culverts if any deviations are noted in above measurements, accordingly the lease rent also are revised respectively.
- The applicant has to pay Service tax, GST etc., separately as per norms in existence and as amended from time to time without fail.
- The applicant should execute the lease agreement with the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur before commencing the work and it should be renewed once in three years for which the applicant voluntarily has to apply within 2 months, before the expiry of the lease period. The lease rent is subjected to revision from time to time as per guideline value / Government orders.
- The applicant is also to pay the caution deposit of sum of Rs.1,00,000/- (Rupees One lakh only) in favour of the Executive Engineer, PWD., WRD., Kosasthalaiyar Basin Division, Thiruvallur, which will be refunded only after completion of six months on the certificate from concerned Assistant Executive Engineer of this department that the construction work (Culvert and field channel retaining wall) was completed without any damage to the Government property or the damage caused during execution if any will be rectified fully by the applicant. If failed the cost of restoration work will be borne from the caution deposit.
- The applicant should not claim any privilege on the above leased portion of the land and if the leased portion of the land required for the Government for the benefit of some other large general public schemes, the applicant should not object to handover the land to this department for which applicant is not entitled for any compensation and as well as legal entity. Further, the leased portion land to be handed over to this department as is in condition.
- The above proposed culverts will be the Government PWD/WRD property after the construction. The applicant should not claim any privilege on the above leased portion of Government land (Culvert land, Culvert, field channel retaining wall abutting the applicant land) and should allow the PWD/WRD officials to inspect the channel as and when required and for the periodical inspection.
- In case of transfer of the above said lands to the third party / association in future, in such case the lease rent should be paid by the third party / association periodically without fail, otherwise the NOC will be revoked and constructed culverts also removed without any correspondence for which applicant is not entitled for any compensation and as well as legal entity.
- The permission granted to the applicant should not be altered/modified/changed to any others. Based on the records submitted by the applicants, the permission is granted. If any documents seem to be fake/manipulated/fabricated in future, the above permission will be cancelled without any correspondence and deposited amount for caution deposit, lease rent etc., will not be refunded. Hence, the applicant is solely responsible of genuineness of the documents submitted.
- The proposed RCC Box Culverts should be monitored and maintained for frequent inspection by the applicant at his 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 without any change.
- The Government field channel stretch in S.F.No.738/4 in between the applicant's site on West to East side which is classified as water body as per revenue records and abutting the applicant site should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his own cost within the proposed land, after the completion of culvert.
- The Abutment, Wing wall, Return wall, etc., for each of the above proposed culverts should be constructed well within the applicants land on either side. Moreover the width of field channel as per revenue records(FMB) should be maintained properly without any change at any cost.
- The applicants should provide a pucca concrete bed in the channel at the proposed culverts sited without fail.
- The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.
- The channel S.F.No.738/4 within the stretch of applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field channel as per revenue records (FMB) within the stretch of applicants land should be maintained properly without any change at any cost.
- The applicant should clearly demarcate the boundary of his land abutting the channel (S.F.No.738/4) before the commencement of any developmental activities including construction of culvert in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
- The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter if necessary. Advance intimation should be given to the PWD/WRD officers concerned before commence of work. PWD/WRD is giving opinion only in connection of permission for construction of culvert and does not deliver any rights to the applicant to encroach the PWD / Government Lands.
- The applicant should not object the common public for using the culvert at any time and any cost.
- During execution/ completion of culvert dumped earth in the channel bed for construction should be removed fully without leaving in the water bodies' area which affects the flow of water. The sewage water from the applicant land should not let into the drain and for the disposal of the sewage water, suitable arrangements should be made by the applicant within the site. As well as the construction materials/debris/garbage should not be dumped into the channel at any cost.
- The applicant should give an undertaking in writing to the effect that the above construction will not obstruct in case any maintenance / improvement / development works as per revenue records (FMB) are to be carried out periodically by PWD/WRD in future.
- The applicant should abide by rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State and Central Government from time to time.
- This permission is valid for only six months from the date of issue of orders otherwise invalid. Then separate permission should be obtained from this department. The design and drawings of the proposed RCC 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 / signing the agreement.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the permission on construction of culvert across field channel in the above survey number and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

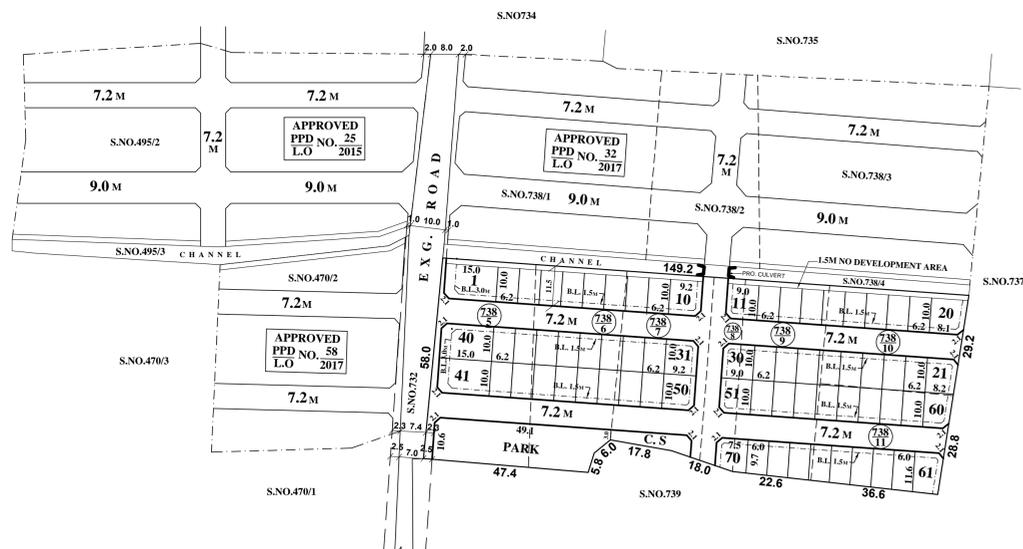
(II). DR RULE NO: 29 (11)

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 PWD IN THEIR LETTER NO. DB/TS/3F-CULVERT-PAKKAM NATHEMBEDU/2018/11.10.2018. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND

- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO THE LOCAL BODY
- CHANNEL
- NO DEVELOPMENT AREA
- CONVENIENT SHOP



THIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 738 / 5,6,7,8,9,10,11 OF NATHAMEDU (PAKKAM - B) VILLAGE.

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

CONDITIONS:

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

P.P.D NO: 71
L.O 2018

APPROVED
VIDE LETTER NO : L1 / 576 / 2018
DATE : 13 / 11 / 2018

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

