

TOTAL EXTENT (AS PER SITE) : 8028 SQ.M
ROAD AREA : 2587 SQ.M
NO.OF.PLOTS : 54 Nos.

NOTE:

- 1.SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
- 2.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3.  ROAD AREA WAS HANDED OVER TO THE LOCAL BODY
VIDE GIFT DEED DOCUMENT NO. 1966/2019, DATED:12.03.2019, @ SRO PAMMAL

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTERNO.DB/T5(3)F- INUNDATION - IRANDAMKATTALAI / 2018 / 25.06.2018. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
1. The applicant's land should be filled with earth with proper compaction to the level of (+), 18.290 m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30 m depth to achieve the required degree of compaction for a depth varying from 1.31 m to 1.37 m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 18.290m and i.e. 0.60 m above the Anakaputhur Main Road on eastern side as (+), 17.690m.
 2. The all-round pavement level within site should not be less than at (+) 18.290m. Proper storm water drainage channel of suitable size should be constructed all along the layout roads & cross roads on both sides within the applicant's land by the applicant at their own cost and this channel linked with the existing field channel running on southern & western side of the site as shown in drawing for drain, The channel should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at their 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) all along the applicants land should be maintained properly without any change at their cost. Also the applicants should provide emergency pumping operation for the seepage water if it is proposed to have basement floor.
 3. The applicant's should prepare the layout proposal by considering the internal storm water drainage net work, rain water harvesting and sewerage alignment & debris & garbages and other solid waste management as per norms in existence within the applicants land according to the existing rules in force and at any cost sewage, debris & garbages should not be let into field channel (TNPCB, CMWSSB, etc.).
 4. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicants to encroach the PWD / Government lands.
 5. The applicants should not be objected at any time for the maintenance work / improvements work of the channel to be carried out by PWD/WRD.
 6. No encroachment activities should be encouraged in the existing field channels running along the applicant's land and it should be maintained in conditions as per Revenue Records (FMB). The applicant should maintain the measurement of the channel in S.F.Nos.294 - South & West. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
 7. The Government field channel stretch abutting the applicant's boundary S.F.Nos.294 should be marked as per FMB and monitored and maintained by the applicants at their 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 applicants 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 their own cost within the proposed land, after the completion of project.
 - 8.The applicants should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land and should be maintained as available in the FMB.
 - 9.The applicants should not carry out any cross masonry structures across the channel without prior permission from PWD/WRD
 - 10.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. Hence, the NOC is issued only based on the documents submitted by the applicants and the applicants are fully responsible of genuinity of the documents submitted.
 11. The applicants should abide by the rules and regulation of the PWD/WRD from time to time. The applicants should also abide court of law of both State & Central Government from time to time.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdrew the Technical opinion report on inundation point of view to the above proposed site and in that event, the applicants shall not be eligible for any compensation what so ever and as well as legal entity.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.T5 LETTER NO.DB/T5(3)F- INUNDATION - IRANDAMKATTALAI / 2018 / 25.06.2018. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT .

(III)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.

LEGEND :

-  SITE BOUNDARY
-  ROADS GIFTED TO LOCAL BODY
-  EXISTING ROAD
-  CHANNEL
-  NO DEVELOPMENT AREA



KUNDRATHUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 295/1A, 1B, 2, 3A, 4A AND S.No.295/5B OF RENDAMKATTALAI VILLAGE.

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

CONDITION:-
 THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D	NO	54
L.O		2019
APPROVED		
VIDE LETTER NO :	L1/21295/2018	
DATED	: 29 / 04 / 2019	

OFFICE COPY
 FOR SENIOR PLANNER (MSB)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

