

**TOTAL EXTENT (AS PER PATTI) : 37250 SQ.M**  
**ROAD AREA : 11114 SQ.M**  
**PARK AREA (OSR) : 2659 SQ.M**  
**PUBLIC PURPOSE PROVIDED (I-VII) : 2640 SQ.M**  
**TOTAL NO. OF PLOTS : 197 NOS**  
**REGULAR PLOTS (1 TO 141) : 141 NOS**  
**EWS PLOTS (142 TO 197) (3459 SQ.M) : 56 NOS**

**NOTE:**

1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.  WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED  
DOC.No: 8939/2019, DATED: 21.06.2019 @ SRO, AMBATTUR

**CONDITIONS :**

- (I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/TS(3)/F-AYANAMBAKKAM-II/2018/M/29.01.2018 & LETTER NO.DB/TS(3)/F-AYANAMBAKKAM VILLAGE-I&C/2019/M/21.06.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
  1. THE PROCESS OF EARTH FILLING AND COMPACTION AS PER REQUIRED LEVEL IS EXECUTED BY THE APPLICANT AS 8.650M WHICH IS 1.78M ABOVE THE EXISTING ROAD LEVEL OF (+)6.87M.
  2. THE ALL ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+)8.650M
  3. THE APPLICANT SHOULD CLEARLY DEMARCAT THE BOUNDARY OF THEIR LANDS AS PER REVENUE RECORDS WITHOUT ANY ENCROACHMENT BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF THE REVENUE AND PWD/WRD AUTHORITIES. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION & CONSTRUCTION OF CULVERT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/ GOVERNMENT LANDS.
  4. THE PWD/WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF HE BUILDING PROPOSED BY THE APPLICANT SPECIFICALLY RECOMMEND ONLY FOR CONSTRUCTION OF CULVERT & INUNDATION POINT OF VIEW. THE APPLICANT SHOULD CONSTRUCT THE PROPOSED RCC BOX CULVERT AT THEIR OWN COST. THEY ARE 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.
  5. THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD.
  6. 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 COMMENCE OF WORK.
  7. THE PROPOSED RCC BOX CULVERT-I NO. OF SIZE MENTIONED ABOVE ACROSS THE CHANNEL IN S.F.N.661/8, SO AS TO ACROSS THE SITE S.F.NO.661/3 TO 661/5 WITHIN THE APPLICANTS LANDS FOR TEMPORARY OCCUPATION OF THREE YEARS.
  8. BASED ON THE HYDRAULIC PARTICULARS, THE DESIGN AND DRAWINGS OF THE PROPOSED RCC BOX TYPE 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. THE WORK SCHEDULE AND COMPLETION OF THE ABOVE PROPOSAL SHOULD BE INFORMED TO THE EXECUTIVE ENGINEER, PWD, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR MONITORING. THE PWD/WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND AFTER COMPLETION OF PROJECT ALSO.
  9. THE PROPOSED RCC BOX CULVERT SHOULD BE MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR 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.
  10. THE APPLICANT SHOULD PAY AN ANNUAL LEASE RENT OF RS.9,000/- (RUPEES NINE THOUSAND ONLY) FOR OCCUPATION OF 36 SQ.MTRS 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 LUMP SUM FOR THE YEAR OF RS.27,000/- IN ADVANCE BEFORE COMMENCEMENT OF WORK. DURING EXECUTION/CONSTRUCTION OF ABOVE CULVERT IF ANY DEVIATION IN ABOVE MEASUREMENTS ACCORDINGLY THE LEASE RENT ALSO BE REVISED RESPECTIVELY.
  11. THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF THE LAND AND IT 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. FURTHER, THE LEASED PORTION LAND TO BE HANDED OVER TO THIS DEPARTMENT AS IS IN CONDITION.
  12. THE ABOVE PROPOSED CULVERT WILL BE THE GOVERNMENT PWD/WRD PROPERLY AFTER THE CONSTRUCTION. THE APPLICANT SHOULD NOT CLAIM ANY PRIVILEGE ON THE ABOVE LEASE PORTION OF GOVERNMENT LAND AND SHOULD ALLOW THE WRD OFFICIALS TO INSPECT THE CHANNEL AS AND WHEN REQUIRED FOR THE PERIODICAL INSPECTION.
  13. IN CASE OF TRANSFER OF THE ABOVE SAID LANDS TO THE THIRD PART/ASSOCIATION IN FUTURE, IN SUCH CASE THE LEASE RENT SHOULD BE PAID BY THE RESPECTIVE THIRD PARTY / ASSOCIATION PERIODICALLY WITHOUT FAIL.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS FIELD CHANNEL IN THE ABOVE SURVEY NUMBER & AS WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.
- (II) COMPLIANCE CERTIFICATE IS FURNISHED BY THE PWD VIDE LETTER NO.DB/TS(3)/F-AYANAMBAKKAM VILLAGE-I&C/2019/M/21.06.2019, CERTIFIED THE COMPLIANCE OF THE CONDITION MENTIONED BY THEM (PWD) IN THEIR PREVIOUS LETTER NO.DB/TS(3)/F-AYANAMBAKKAM-II/2018/M, DT.29.01.2018.
  - (III). DR RULE NO: 29 (8)
- THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO VII (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.
- (IV). 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.
- (V). 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.
- (VII). LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-AYANAMBAKKAM-II/2018/M/29.01.2018 & LETTER NO.DB/TS(3)/F-AYANAMBAKKAM VILLAGE-I&C/2019/M/21.06.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

**LEGEND:**

- |                                                                                       |               |                                                                                       |                      |
|---------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------|----------------------|
|  | SITE BOUNDARY |  | PUBLIC PURPOSE PLOTS |
|  | PROPOSED ROAD |  | E.W.S                |
|  | EXISTING ROAD |  | CHANNEL & LAKE       |
|  | PARK AREA     |  | NO DEVELOPMENT AREA  |

**CONDITIONS:**

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

**P.P.D** NO : 77  
**L.O** 2019  
**APPROVED**  
VIDE LETTER NO : LI / 19439 / 2018  
DATE : 11 / 07 / 2019

**OFFICE COPY**

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**THIRUVERKADU MUNICIPALITY**

**LAYOUT OF HOUSE SITES IN S.Nos: 660 / 2 & 4, 661 / 2, 3, 4, 5 & 6, 662 / 2, 3A & 3B AND 680 / 1 & 2 OF AYANAMBAKKAM VILLAGE.**

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