

TOTAL EXTENT (AS PER PATTA) : 7395 SQ.M
ROAD AREA : 1971 SQ.M
NO.OF.PLOTS : 44 Nos.

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3.  ROAD AREA WAS HANDED OVER TO THE LOCAL BODY
 VIDE GIFT DEED DOCUMENT NO. 10385/2019 DATED:01.07.2019 @ SRO KUNDRATHUR.

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5 (3) / F - I - MANGADU / 2019 / 24.07.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- 1.The existing ground level of the site should be raised to minimum level of (+) 18.300m (i.e). 0.90m below sill level of sluice No.6 (Kolumanivakkam Branch Channel) of Chembarambakkam Tank i.e., (+)19.200m) with an average filling 0.93 to 0.96m with layers of not more than 0.30 meter depth to achieve required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round pavement level within site should not be less than (+)18. 300m.
- 2.The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network of size not less than 0.90m x 0.90m (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage alignment & garbages/debris and other solid waste management as per norms in existence within the applicants land according to the existing rules in force and should get proper approval from the competent authority without fail.
- The sewage or any unhygienic drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel /drain.
- 3.The applicant 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 Government land/ channels viz Mangadu to Nellithepe Road on Northern side in S.F.No. 181/2 & 183/2 of Mangadu village, channel in S.F.No. 185 partly of Mangadu village on Southern side, channel in S.F.No.37 & 39, in S.F.No.38 other Government land& S.F.No. 40&41 as road on Western side of Kolumanivakkam village and the channel in S.F. No. 178 Mangadu village on North- West side of the applicants site. The applicants land should be maintained as it is in the Revenue records and should not encroach the channel/road/Government lands abutting the applicants site.
- 4.The Channel in S.F.No. 39 on Western boundary of the applicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicant's own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover, the width of entire channel as per Revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and no encroachments.
- 5.The Government channel in S.F.No.39 stretch abutting the applicant boundary 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 their own cost within the proposed land, after the completion of project also.
- 6.During preparation of layout roads, specifically the peripheral layout road / open space should be provided in the applicant's site along the channel course which is necessary for carrying the maintenance/improvement/development works by PWD / WRD in future periodically.
- The applicants should not object to provide adequate passage in the channel side to facilitate access to the site without any hindrance to the movement of heavy machinery carrying the maintenance / improvement / development works by the PWD/WRD in future periodically.
- 7.The applicants should not object at any time for the maintenance work / improvements work of the channel to be carried out by PWD/WRD. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance / improvement / development works as per Revenue records [FMB] are to be carried out by PWD/WRD in future periodically.
- 8.The applicants should not carry out any other cross masonry structures across the channels without prior permission from PWD/WRD.
- 9.The permission granted to the applicants should not be altered / modified / changed to any others. Based on the Revenue 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 applicants are solely responsible of genuinity of the documents submitted. If there is any discrepancy or any other encroachments activities held at the applicant site in the future.
- 10.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 commencement of work. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
- 11.The applicants should abide by the rules and regulation of the PWD / WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
- 12.The applicants for their land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body. The applicants lands are seems to be ryotwari land which would be classified as dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.
- 13.The applicants should not object at any time for the maintenance work / improvements work of the channel to be carried out by PWD/WRD. The applicant should not dump the garbages / debris in the channel and avoid the sewage water into the channel, etc.,

The trueness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified and ensured by the Development / Revenue authorities
 Failing to comply with above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

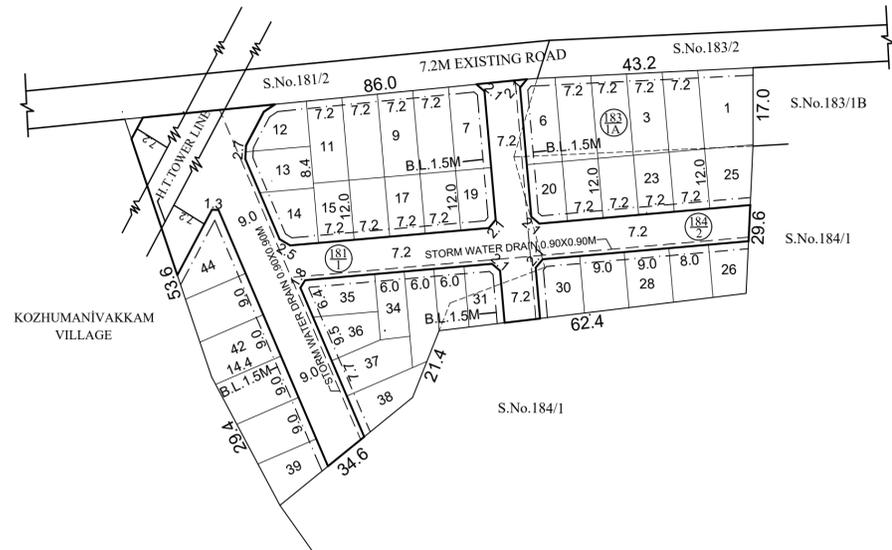
(II) **LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB / T5 (3) / F - I - MANGADU / 2019 / 24.07.2019 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

(III) **TNCDBR RULE NO : 47 (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 CONCERNED AUTHORITY, NAMELY,THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

LEGEND :

-  SITE BOUNDARY
-  ROADS GIFTED TO LOCAL BODY
-  EXISTING ROAD



MANGADU TOWN PANCHAYAT
LAYOUT OF HOUSE SITES IN S.Nos.181/1, 183/1A AND S.No.184/2 OF MANGADU 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 L.O	NO.	89 2019
APPROVED		
VIDE LETTER NO	:	L1 / 19653 / 2018
DATE	:	21 / 08 / 2019
OFFICE COPY FOR SENIOR PLANNER (MSB/LAYOUT) CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY		

