

APPD. LAYOUT  
PPD NO. 70  
L.O. 2019

APPROVED LAYOUT  
P.P.D / L.O. NO. 03/2020



TOTAL EXTENT (AS PER PATTI)	:	86550 SQ.M
ROAD AREA	:	16540 SQ.M
PARK AREA	:	7039 SQ.M
PUBLIC PURPOSE PLOTS (I&II)	:	709 SQ.M
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 354 SQ.M (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 355 SQ.M)</small>		
REGULAR PLOTS (1 TO 127)	:	127 Nos.
E.W.S.PLOTS (7028SQ.M) (128 TO 224)	:	97 Nos.
TOTAL NO.OF.PLOTS	:	224 Nos.
COMMERCIAL SITE	:	2 Nos.
SCHOOL SITE	:	1 No.

**NOTE:**

- SPLAY - 1.5M x 1.5M, 3.0M x 3.0M, 4.5M x 4.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA
- PARK AREA
- PUBLIC PURPOSE - 1
- PUBLIC PURPOSE - 2

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.4214/2019, DATED 21.11.2019, @ SRO POONAMALLEE

WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.4278/2019, DATED 26.11.2019, @ SRO POONAMALLEE

**CONDITIONS:**

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)-PARIVAKKAM I-II/2018/M/25.02.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)9.400M. VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION DURING MAXIMUM FLOOD PERIODS.
- THE APPLICANT SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED AS THE SITE IS RELATIVELY AT A LOWER LEVEL AND MORE PRONE TO INUNDATION.
- THE APPLICANT PROTECTIVE MEASURES SHOULD BE TAKEN TO AVOID ENTRY OF STORM WATER FROM THE ROAD.
- SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE CHANNEL AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.
- THE APPLICANT SHOULD PROVIDE RAINWATER - HARVESTING ARRANGEMENTS IN THE SITE PROPOSED AT HIS OWN COST.
- THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
- THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT CHANNEL LAND AND CLEARLY DEMARCAT BOUNDARIES BEFORE STARTING DEVELOPMENT ACTIVITIES.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO ABOVE PROPOSED SITE AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER EVER AND LEGAL ENTITY.

(I) CERTIFICATE ISSUED BY THE TAHSILDAR, POONAMALLEE IN LETTER NO.2618/2018/B1, DATED:08/11/2018

திருவள்ளூர் மாவட்டம், பூநாமல்லை வட்டம், பாசிவாக்கம் கிராமம், புல எண்.48/1, 49 மற்றும் 50/ம் கிராம கணக்குகளில் பட்டா எண்.281 திருப்பிரமபுரத்தில் (B) விவசாய பட்டா தரக்களவுகள் குறித்து, மேற்கண்ட பட்டா நிலங்களிலேயே, செல்லும் வாய்க்கால பழம்மேற்கு வலகால்) சென்ட்ரல் புல எண்.48/1, 49 மற்றும் 50/1 நிலங்களில் தள்ளுவிக்க செல்லுபடியும் வகையில் கட்டுவாட்டிற்குக் அனுமதி தளையினால் என வட்டத்தில், பூநாமல்லை வட்டம், திருவள்ளூர் மாவட்டம், அழகர்நிலையிலிருந்து தளையினால் என்ற பெயரில் உள்ளது.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)-PARIVAKKAM I-II/2018/M/25.02.2019, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(IV) THE APPLICANT HAS TO OBTAIN THE SPECIFICATION & HYDRAULIC PARTICULARS OF THE PROPOSED CULVERT TO BE CONSTRUCTED ACROSS THE CHANNEL - FROM THE COMPETENT AUTHORITY BEFORE COMMENCING THE DEVELOPMENT IN THE SITE UNDER REFERENCE.

(V) TNCDBR-2019, RULE NO. 47 (8)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(VI) TNCDBR-2019, RULE NO. 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(VII) TNCDBR-2019, 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.

NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

**LEGEND:**

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK (OSR) GIFTED TO LOCAL BODY
- PUBLIC PURPOSE -1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE -2 GIFTED TO TANGEDCO
- E.W.S.
- CHANNEL

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

P.P.D L.O NO : 14/2020

APPROVED

VIDE LETTER NO : L1 / 10913 / 2018

DATE : 14 / 02 / 2020

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

**POONAMALLEE PANCHAYAT UNION**

LAYOUT OF HOUSE SITES IN S.Nos: 36/2A,2B,2C,2D, 47/4, 48/2, 50/2A1, 2B1A, 2B2, 3, 4, 5, 51/1, 2, 3, 73/2, 74/2, 84/1A1, 1A2, 1A3, 1B, 2, 3, 85/1A, 1B, 2, 3A1, 3A2, 3A3, 3B, 5, 6 AND 86/1B, 2 OF PARIVAKKAM VILLAGE

SCALE: 1:500 (ALL MEASUREMENTS ARE IN METRE.)

