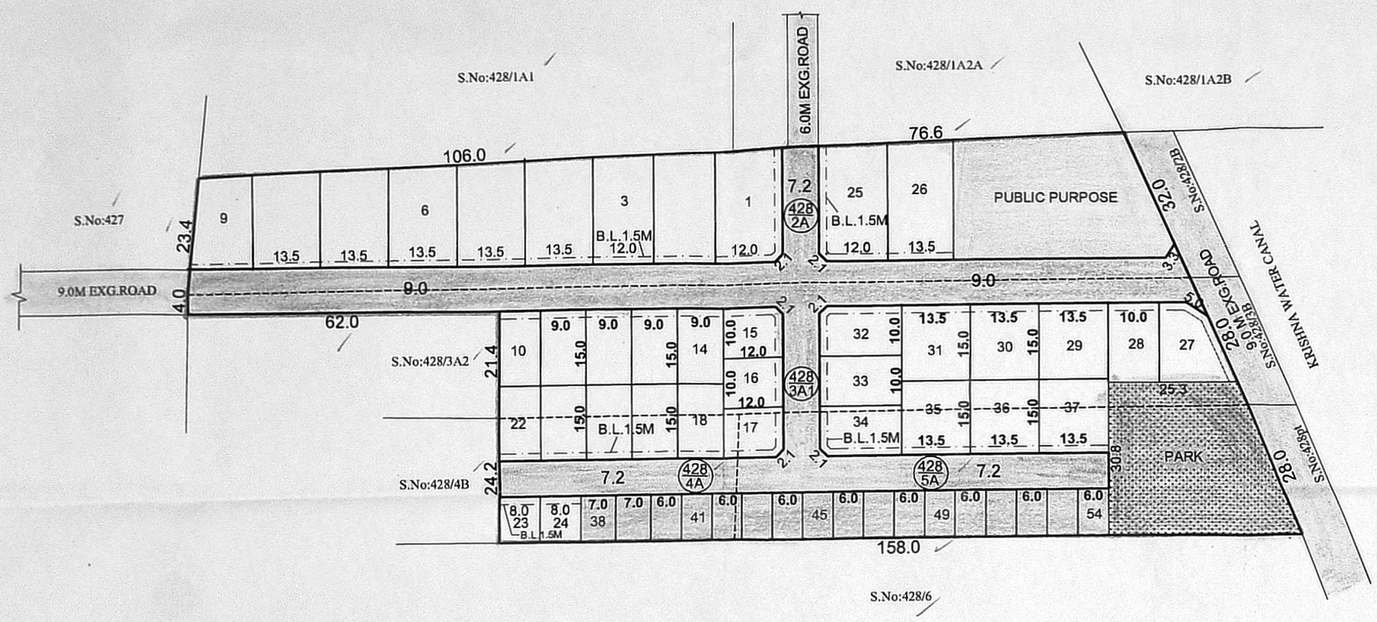

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT)		:	12545 SQ.M
ROAD AREA		:	3036 SQ.M
PARK AREA		:	974 SQ.M
PUBLIC PURPOSE PLOT	(1)	:	966 SQ.M
REGULAR PLOTS	(1 TO 37)	:	37 NOS.
E.W.S.PLOTS (971 SQ.M)	(38 TO 54)	:	17 NOS.
TOTAL NO.OF.PLOTS		:	54 NOS.

NOTE:

1.SPLAY - 1.5M X 1.5M, 3.0M X 3.0M

2.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION

3. ROAD AREA / PARK AREA } WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 13967/2018, DATE: 26.11.2018, @ SRO AVADI

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTERNO.DB/T5(3)E-VELLANOOR - II /2018 /M / 25.01.2018. 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 should be done in layers of not more than 0.30metre depth to achieve the required degree of compaction and the applicant land should be raised to a level of (+) 24.710m(i.e.0.600m above the existing road level of (+) 24.110m abutting the proposed site) The depth of filling varying from 1.030m to 1.250m i.e., varying filling of the entire area of the applicant land to avoid inundation during maximum flood periods.
2. 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.
3. The applicant protective measures should be taken to avoid entry of storm water from the road.
4. 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.
5. The applicant should provide rainwater-harvesting arrangements in the site proposed at his own cost.
6. The PWD officials should be allowed to inspect the site at any time during execution.
7. The applicant should abide by the rules and regulations of the PWD from time to time.
8. The applicant should not encroach into adjacent channel lands in Survey No.428/2B etc., and clearly demarcate boundaries before starting development activities.
9. Advance intimation should be given to the PWD officials concerned before the commencement of work.

Failing to comply with any of the above conditions, PWD/WRD reserves 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 what so ever and legal entity.

(II) DR RULE NO: 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOT (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.

(III) 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.

(IV) 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.

(V). LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. NO.DB/T5(3)E-VELLANOOR-II/2018/M/25.01.2018 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 LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- E.W.S.

CONDITION:-

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

P.P.D / L.O NO 83/2018

APPROVED

VIDE LETTER NO : L1 / 13055 / 2017

DATED : / 12 / 2018

26/12/18

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

5/6

PREPARED BY — P.A.II — A.P

VILLIVAKKAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No. 428/2A,3A1,4A AND S.No.428/5A OF VELLANUR VILLAGE.

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