

SITE EXTENT (AS PER APPROVED LAYOUT) : 1595 SQ.M
PUBLIC PURPOSE AREA (1%) : 16 SQ.M
(P.P-I HANDED OVER TO THE LOCAL BODY (0.5%) - 9 SQ.M
(P.P-II HANDED OVER TO THE TANGEDCO (0.5%) - 7 SQ.M
NO.OF.PLOTS (RESIDENTIAL) : 11 Nos.

NOTE:

- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.
- | | |
|--|---|
| <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> PUBLIC PURPOSE AREA-I | } WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 2725/2021, DATED: 15.02.2021, @ SRO AMBATTUR. |
| <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block; background-color: #cccccc;"></div> PUBLIC PURPOSE AREA-II (RESERVED FOR TANGEDCO) | |

CONDITIONS :

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB / T5(3) / F-I - AMBATTUR / 2017 / 26.09.2017, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
- THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+) 15.840M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION FOR A DEPTH VARYING FROM 1.81M TO 1.99M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)15.840M AND I.E.I.20M ABOVE THE EXISTING ROAD ABUTTING THE SITE AS (+) 14.640M (AMBATTUR - VANAGARAM ROAD LEVEL).
- THE ALL-ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)15.840M.
- THE CHANNEL ON NORTHERN & EASTERN SIDE S.F.NOS. 529 & 514 WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON THE SOUTHERN SIDE OF THE CHANNEL AS PER THE FMB AT THE APPLICANTS 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) WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
- THE APPLICANT SHOULD CLEARLY DEMARCATATE THE BOUNDARY OF THEIR LAND ABUTTING THE CHANNEL (S.F.NO.529 & 514) BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCRUCH THE CHANNEL ABUTTING THE LAND. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
- THE APPLICANT SHOULD NOT CARRY OUT ANY CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD. HOWEVER, IF THE CMDA INSISTS FOR ANY CULVERTS DURING PLANNING APPROVAL, THE APPLICANT SHOULD APPROACH THE PWD/WRD FOR GETTING SEPARATE APPROVAL FOR ANY CULVERTS CONSTRUCTION IN FUTURE.
- THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE APPLICANT BOUNDARY S.F.NO.529 AND 514 SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCRUCHMENT 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.
- THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHANGED TO ANY OTHERS. BASED ON THE RECORDS SUBMITTED BY THE APPLICANTS THE NOC IS GRANTED. IF ANY DOCUMENTS SEEM TO BE FAKE/MANIPULATED/FABRICATED IN FUTURE THE ABOVE NOC WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE.
- 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. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCRUCH THE PWD/GOVERNMENT LANDS.
- THE APPLICANT 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.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON ABOVE SURVEY NUMBER FOR INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT 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.DB / T5(3) / F-I - AMBATTUR / 2017 / 26.09.2017, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)TNCDBR-2019 RULE NO: 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.

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 OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

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

LEGEND :

- SITE BOUNDARY
- EXISTING ROAD
- PUBLIC PURPOSE-I GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-II GIFTED TO TANGEDCO
- CHANNEL
- NO DEVELOPMENT AREA

CONDITION:

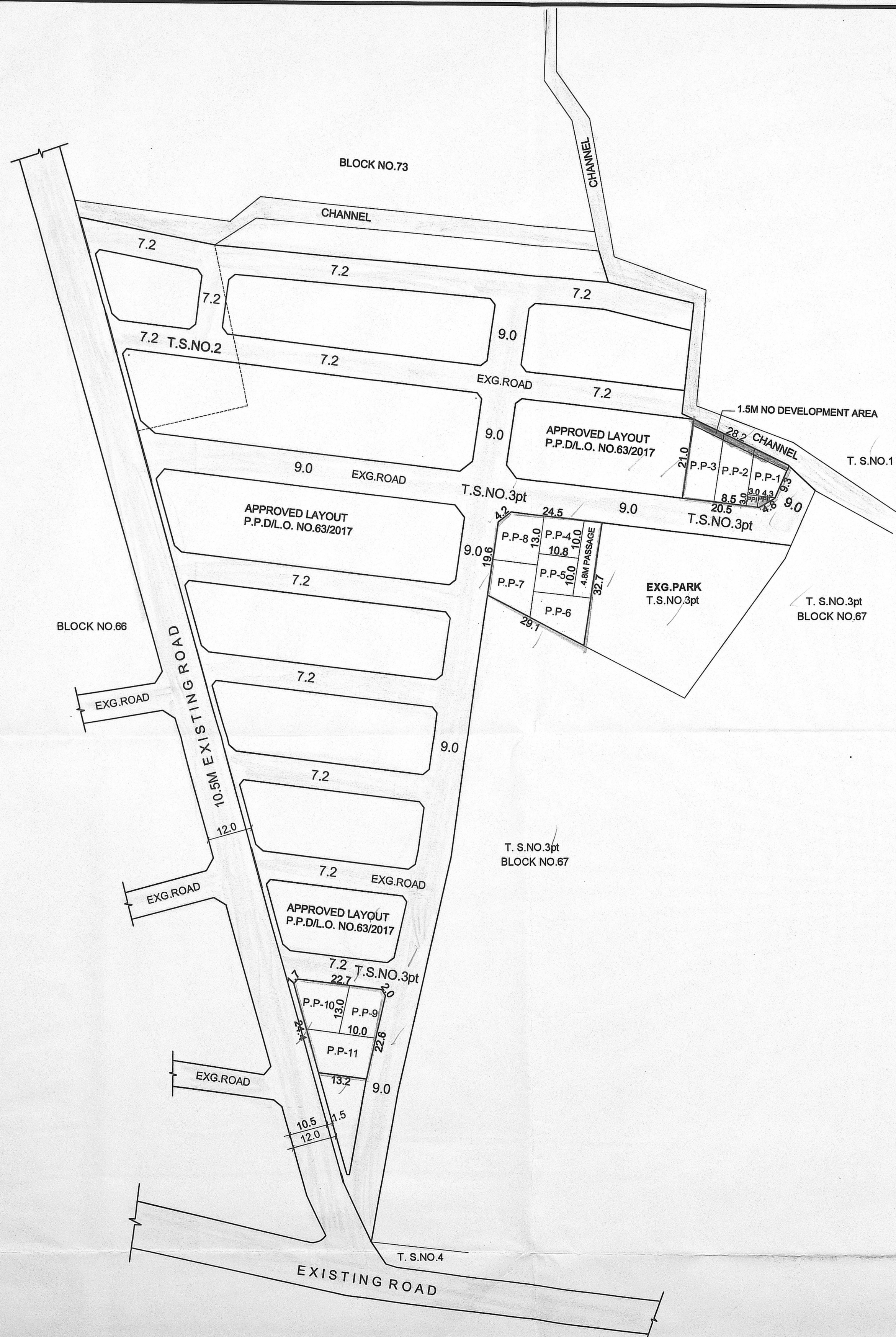
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : 20
L.O 2021

APPROVED

VIDE LETTER NO : L1/13091/2020
DATE : 25 / 02 / 2021

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



J. Chandrasekaran
25/2/2021
PREPARED BY

Rajalekshmi
25/02/2021
P.A.I.

A.P.
25/02/2021

GREATER CHENNAI CORPORATION

SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT Nos. I, II, III LYING IN THE APPROVED LAYOUT P.P.D/L.O.NO.63/2017 INTO RESIDENTIAL PLOTS IN PART OF (OLD S.Nos. 515/1, 516, 517 & 526) PRESENT T.S.No.3pt, BLOCK No.67, WARD-'B' OF AMBATTUR VILLAGE.

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