

SITE EXTENT (AS PER PATTI)	-	5650 SQ.M
ROAD AREA	-	1503 SQ.M
PARK AREA	-	204 SQ.M
PUBLIC PURPOSE AREA (1%)	-	43 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 23 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 20 SQ.M)		
REGULAR PLOTS (1 TO 23)	-	23 Nos.
E.W.S.PLOTS PROVIDED (971 SQ.M) (24 TO 41)	-	18 Nos.
TOTAL NO.OF.PLOTS	-	41 Nos.

NOTE:

- SPLAY - 1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
- ROAD AREA, PARK AREA, PUBLIC PURPOSE AREA - 1 (0.5%) WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 3608/2020, DATED:10.08.2020 @ SRO PADAPPAL
- PUBLIC PURPOSE AREA - 2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO. 3609/2020, DATED:10.08.2020 @ SRO PADAPPAL

CONDITIONS:

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, PWD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/TS(3)/F-INUNDATION-VARADHARAJAPURAM/2017/DATED: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 (+)10.140m 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 an average filling varying from 1.870m at Western side to 2.480m at Eastern side depending upon the existing field levels and the existing applicant land should be raised to a level of (+)10.140m (i.e. 1.16m above the existing road level abutting the site in the West of (+)8.98m) to avoid inundation from River Adayar during the heavy rains.
 - The all-round pavement level within the site should not be less than (+)10.140m. The promoter should provide stilt floor if proposed to construct a building on the site to safe guard the public during the flood. Proper storm water drainage channel of size 0.60 x 0.75cm should be constructed all-round the site with a bed level of (+)9.640m by the applicant at their own cost and this channel linked with existing "Adyar River" which is running at the Eastern side of the site to drain out the rain water only.
 - The promoter should keep minimum 10m set back for their building from the Adyar boundary at their land which is adjoining to River Adayar (Eastern Side) bearing at S.No. 1 & 8 of Mannivakkam Village for improvement and maintenance works which may be carried out by Department in future.
 - The Promoter should clearly demarcate the boundary of their land before commencement of any developmental activities especially on the Eastern side in the presence of revenue and PWD/WRD authorities. The Promoter should also maintain the measurement of the river on the Eastern side without any encroachment and should be maintained as per revenue records (FMB). If any damages occurred to the river the same should be restored to its original condition at their own cost.
 - The Promoter if need to construct a permanent compound wall on the Eastern boundary of the site it should be done only, after marking the boundary by the Revenue Department, also in the presence of the WRD (PWD) officials leaving a minimum set back distance of 10m at their land for maintaining the water way of WRD. There should not be any hindrance to the free flow of water in the water courses, which is running at the Eastern side of the site.
 - The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved Structural Engineer.
 - The PWD/WRD, will not be held responsible for the Structural Stability and soundness of the building proposed in the above proposal and PWD/WRD specifically recommend only for inundation point of view.
 - The applicant should provide adequate rain water harvesting arrangements in the site at their own cost.
 - The applicant should make their own arrangements to collect the debris/garbage within the premises and has to be disposed off as per existing norms of Tamil Nadu Pollution Control Board and other departments concerned and it should not be dumped in the nearby road, water bodies/river, public places etc.,
 - The applicant should make necessary arrangements for sewage treatment and its disposal as per norms after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per their norms in existence and as amended from time to time and should not be let into the nearby river or any storm water drain on any occasion.
 - 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.
 - The permission granted to the applicant should not be altered/modified/changed to any others. Based on the 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 applicant is solely responsible of genuinity of the documents submitted.
 - Advance intimation should be given to PWD/WRD official concerned by the applicant before commencement of any work. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter.
 - The Promoter should not carry out any other cross masonry structures across the water courses (Adyar River) prior permission from WRD department.

Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion on Inundation point of view to the above proposed site and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.

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

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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

(III) TNCDBR - 2019, RULE NO : 47 (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.

(III) TNCDBR-2019, RULE NO : 47 (11)

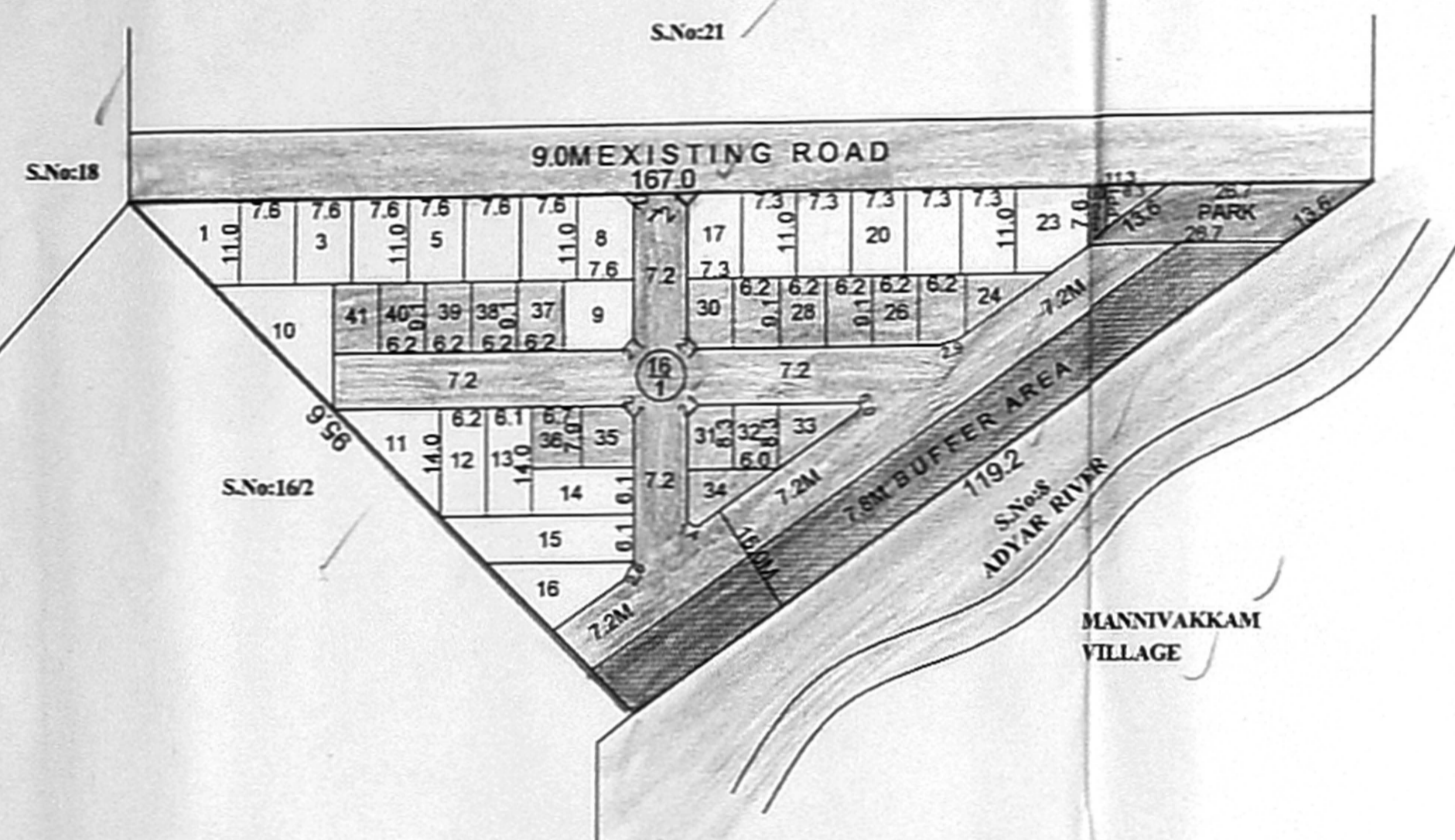
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELCTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD, WRD IN THEIR LETTER NO.DB/TS(3)/F-INUNDATION-VARADHARAJAPURAM/2017/DATED:26.09.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE 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
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- E.W.S
- WATER BODY
- NO DEVELOPMENT AREA
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO



PREPARED BY
28/09/2020

P.A.II

21/09/2020

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 16/1 OF VARADHARAJAPURAM 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 NO. 75
L.O 2020

APPROVED

VIDE LETTER NO : L1/13802/2019

DATE : 21/09/2020

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

