

	53337 SQ.M	
SITE EXTENT (LEAST EXTENT AS PER DOCUMENT)	: 19032 SQ.M /	
ROAD AREA	: 4235 SQ.M	
PARK AREA	: 349 SQ.M /	
PUBLIC PURPOSE AREA (P.P-1 HANDED OVER TO THE LOCAL BODY - 175 SQ.M		
(P.P-1 HANDED OVER TO THE ESCALE BOOK - 174 SQ.M /		
REGULAR PLOTS (1 TO 180)	: 180 Nos. /	
E.W.S.PLOTS (3540SQ.M) (181 TO 236)	: 56 Nos.	
TOTAL NO.OF.PLOTS /	: 236 Nos	
COMMERCIAL SITE	: 3 Nos.	
SHOP SITE	: 1 No.	
1 SPLAY 4 EM 24 EM 2 OM Y 2 OM		
1 SPLAY - 1 5M X1 5M,3 0M X 3 0M 2 MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION		
3 ROAD AREA WERE HANDED OVER TO THE LO		
PUBLIC PURPOSE -1 (0 5%) DOCUMENT NO 15635/2019, DA	TED 10 12 2019, @ SRO GUDUVANCHERY	
4 PUBLIC PURPOSE - 2 (0 5%) WAS HANDED OVER TO THE		
DOCUMENT NO 15649/2019, DA	TED 10 12 2019, @ SRO GUDUVANCHERY	
	JK CHENNAI -5 LETTER NO DB / T5 (3) / F - MANNIVAKKAM - 006599/2019, DATED 30 07 2019 & AMENDMENT - 008457 / 2019 / DATED 30 09 2019 ARE TO BE	. COMPLIED BY THE APPLICANT
BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL I	BODY)	
1 The existing ground level of the site should be raised to minimum level of	f (+)9 900m (i e) 2 44m below the crest top level of Manivakkam tank as (+)12 340m, with filling varies from 1 04m to 1 35m with la	yers of not more than 0 30
metre 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 (+)5	2 SUUIII SOm v O 90m) with silt tran
2 The applicant should prepare the layout proposal by considering the sur	stable (size not less than 0.60m x 1.20m bed level as (+)9.200m) internal storm water drainage net work (peripheral & lateral - 0.6	arce and should get proper
	iris and other solid waste management as per norms in existence Within the applicant land according to the existing rules in fo	ice and suggest Propos
approval from the competent authority without fail.	the state of the desired course obstruct	ing free flow of water. The
	drain/channel course at any cost and the debris and other materials should not be dumped into the drain/surplus course obstruct	ing free flow or trouve
applicant should make drain networks at his own cost and the same is to be	-	and PWD/WRD concerned
	e Western side abutting the odal before the commencement of any developmental activities in presence of Revenue authorities In setback distance as per(CMDA circular dated 13 03 2019) should be provided as per the norms in existence and as per the rules in f	
	out road on Western side along the odai course should be provided which is necessary for carrying the maintenance/improvement	
PWD/WRD in future periodically	the road oil western side aloug file oday course should be browned which is necessary to deviame members.	
	ne Western side to facilitate access to the site without any hindrance to the movement of heavy machinery for executing the	
maintenance/improvement/development works by PWD/WRD in future pe		
·	ne during execution and thereafter, if necessary. Advance intimation should be given to the PWD/WRD officers concerned befor	re commencement of work
	d does not deliver any rights to the applicant to encroach the Government Lands	
- · · · · · · · · · · · · · · · · · · ·	modified/ changed to any others Based on the records submitted by the applicant, the permission is granted if any	y documents seem to be
	celled without any correspondence. Herce, the applicant is solely responsible of genuinety of the documents submitted	
	RD from time to time. The applicant should also abide court of law of both State & Central Government from time to time	
	evenue department to make sure that the site is not an encroached property from the water body	
	across the channel and if found necessary, prior permission from PWD / WRD should be obtained	
9 The channel in S F No 111 on Western boundary along the stretch of ap	pplicants land should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the	e FMB at the applicants own
cost The bed level of the above channel should be ascertained and resor	rted before commencing the development activity in presence of the Executive Engineer. Moreover the width of entire field char	nnel as per Revenue records
(FMB) within the stretch of applicants land should be maintained properly		
10 The Government field channel stretch abutting the boundary in S F No	o 111 should be marked as per FMB and monitored and maintained by the applicant at his own cost. The width of the channel sh	ould be maintained without
encroachment as per Revenue records and the hydraulic parameters of the	ne field channel should be maintained. The applicant should make necessary periodical arrangements for free flow of water through	h the existing channel to the
downside area within the proposed layout site. Also the applicant should	I de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at his o	wn cost boundary along the
proposed land	والمعالم والمعارض وال	and avoid the cowage water
11 The applicants should not object at any time for the maintenance work	k / improvements work of the odai to be carried out by PWD/WRD. The applicant should not dump the garbages/debris in the odai	and avoid the sewage water
into the channel, etc, The applicant should give an undertaking in writing	g to the effect that the above proposal will not obstruct in case any maintenance/improvement/development works as per Reve	Une tecords frieigl are to be
carried out by PWD/WRD in future periodically	and the second of the second o	rainage course and the same
12 In Revenue record i e in village plan it is found that the channel runs in	n between the above site which is plan marked channel or bye-mass channel. Hence the applicant should arrange proper defined d	ramage course and the seme
should be connected to the Adyar odal with suitable CD works.	to the legal validities and the only for reference purpose to this department. The legal validities	ty of this document should be
	espect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validit	.,
verified and ensured by the Development/Revenue authorities	the second of th	nt awant the applicant shall not
Failing to comply with the conditions, mentioned in the above letter	ter dated 26 06 2018, PWD/WRD reserves the rights to withdraw the report along with permission on inundation point of view and in the	it event, the applicant shall not
be eligible for any compensation what so ever as well as legal entity		
(II) TNCDBR - 2019, RULE NO 47(8) ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, ADDITIONALLY, SHALL BE RESTANGEDCO FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL	SERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA S AL SANCTION OF THE LAYOUT	HALL BE TRANSFERRED TO THE
(UN TNCDBR -2019 BLUE NO. 47 (9)		
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FO	OR EWS PURPOSE NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS	
(IV) TNCDBR RULE NO 47 (11)	ATER SUPPLY, SEWERAGE DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAME	ELY,THE LOCAL BODY AND TAMIL
NADUCI OTDIGITY BOARD, CHALL BE BORNE BY THE APPLICANT		
WALCON BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPL	ULATED BY PWD IN THEIR LETTER NO DB / T5 (3) / F - MANNIVAKKAM - 006599/2019, DATED 30 07 2019 & AMENDMENT- 008457/2019/DATED 30 CJ 2019, AN	ID SHALL OBTAIN A LETTER
FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SAME OF THE CONDITIONS BEFORE THE SAME OF THE CONDITIONS BEFORE THE SAME OF THE RULE IN FORCE THE SAME OF THE	NC HOW AND RELEASE OF THE BATOO!	
		
LEGEND :		
ROADS GIFTED TO LOCAL BODY		
EXISTING ROAD		CONDITION -
PARK GIFTED TO LOCAL BODY		THE LAYOUT APPROVAL IS VALID S
PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY ~		TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED
PUBLIC PURPOSE-2 GIFTED TO TANGEDCO		LOUAL BOD! CONCERNED
E.W S V		PPD NO
CHANNEL V		L.O
		APPROVED.

Exempla 711/2020



UNION **PANCHAYAT**

KATTANKOLATHUR LAYOUT OF HOUSE SITES IN S.Nos. 97/1,2, 98/1, 104/2,3, 105/1,2, 106/2, 107/1,2,3,4, 108, 109/1,2,4, 110/1,2A,2B, 112/1 OF MANNIVAKKAM VILLAGE.

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

FOR MEMBER SECRETARY A/5 CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY