

TOTAL EXTENT (AS PER DOCUMENT) : 26770 SQ.M
ROAD AREA : 8140 SQ.M
PARK AREA : 1869 SQ.M
PUBLIC PURPOSE PROVIDED (I & II) : 1875 SQ.M
TOTAL NO. OF PLOTS : 120 Nos.
REGULAR PLOTS : 93 Nos.
EWS PLOTS (94 TO 120) (1870 SQ.M) : 27 Nos.
SHOP SITE : 7 Nos.

NOTE:

1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT
 4. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 5. PARK AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
- DOC.NO: 5388 / 2019, DATED: 25.09.2019 @ SRO, VILLIVAKKAM

CONDITIONS :

(1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-I-PADIKUPPAM/2019, DATED:05.02.2019 & 21.02.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. The existing ground level of the site should be raised to minimum level of (+) 12.500m (i.e) 5.47m above the sill level of (+) 7.030m of Paddikuppam causeway with a filling varies from 1.75m to 3.02m with layers 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 entire pavement level within the site should not be less than (+) 10.620m.
2. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work (Peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewage alignment & garbages /debris and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.
The sewage or any unhygienic drainage should not be let into the drain/Coom river at any cost and the debris and construction materials should not be dumped into the drain/Coom river obstructing free flow of water. The applicant should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/river. The specific approval should be obtained from CRRT before letting the treated water into the river Cooum.
3. The applicant should provide necessary setback distance as per the norms in existence and as per the rules in force of CMDA.
4. The applicant should give an undertaking in writing to the effect that the above proposal will not obstruct in case any maintenance /improvement/development works as per revenue records (FMB) are to be carried out by PWD/WRD/CRRT in future periodically.
5. The applicant should not object and give adequate passage in the Eastern side to facilitate access to the site without any hindrance to the movement of heavy machinery carrying the maintenance/improvement/development works by PWD/WRD/CRRT in future periodically.
6. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter if necessary. Advance intimation should be given to the PWD/WRD Officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the PWD/Government lands.
7. 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 be cancelled without any correspondence. Hence the applicant is solely responsible of genuinity of the documents submitted.
8. The applicant should abide by the rules and the 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.
9. The applicant should get clearance certificate for their site from the Revenue department to make sure that the site is not an encroached property from the water body.

The truthness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purposed to this department. The legal validity of this document should be verified and ensured by the Development/ Revenue authorities. Failing to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on Inundation point of view for the above purposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) TNCDBR 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.

(III) 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.

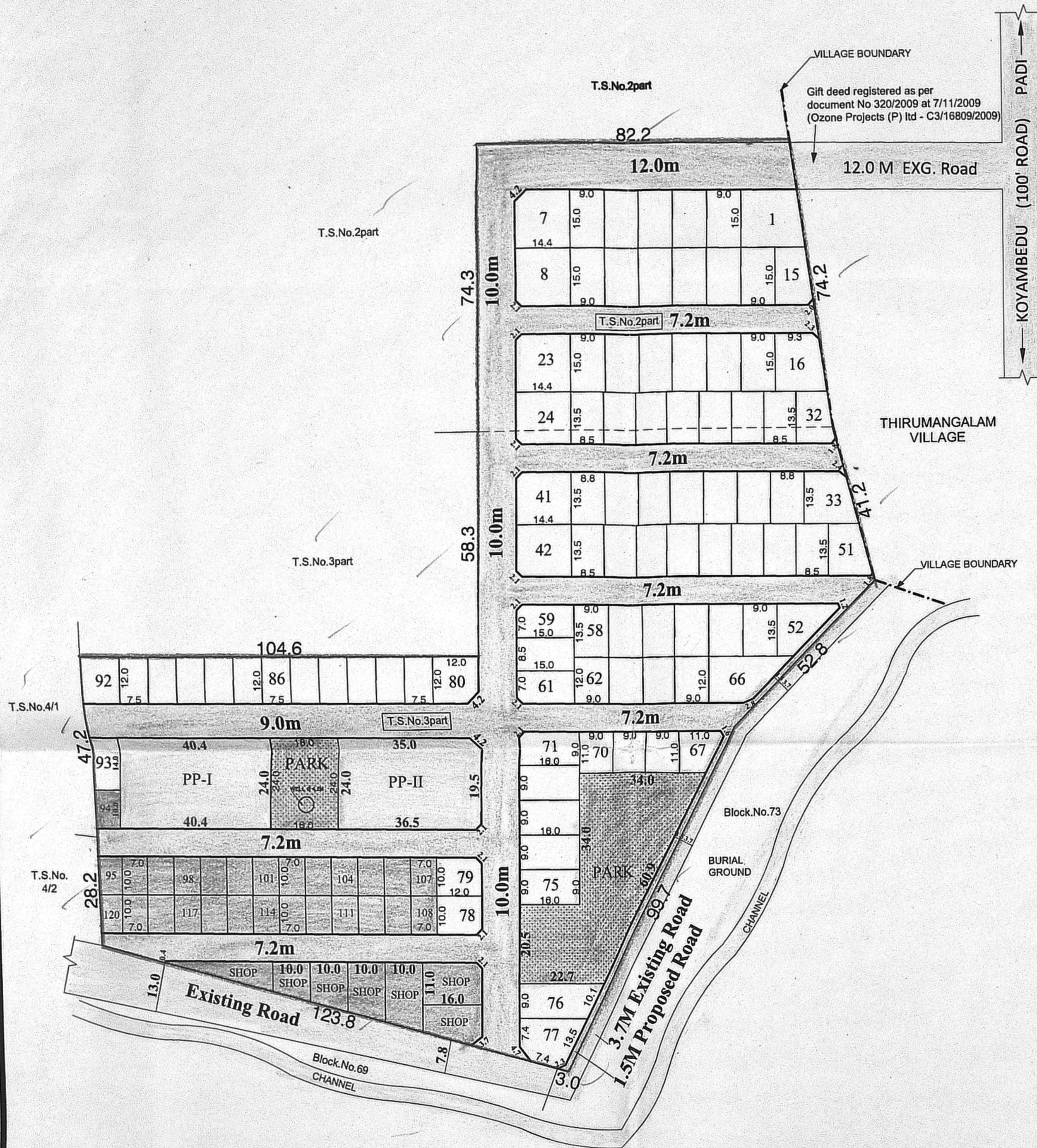
(IV) TNCDBR-2019 RULE NO: 47 (9)

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.

(VI) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.DB/T5(3)/F-I-PADIKUPPAM/2019, DATED:05.02.2019 & 21.02.2019. 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 THE LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE PLOTS
- E.W.S
- SHOP SITE
- CHANNEL



PREPARED BY P.A-IV (S.M) CHECKED BY P.A-II (N.B) A.P. (S.A)

GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos: 2pt & 3pt (OLD S.Nos: 235/2pt, 3pt & 236/1pt, 2, 3Apt) IN WARD-I, BLOCK-68 OF PADI VILLAGE.

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

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

P.P.D NO : 113
L.O NO : 2019
APPROVED
VIDE LETTER NO : L1/19378/2018
DATE : 21/10/2019

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

