

TOTAL EXTENT (AS PER SITE)	=	29024 Sq.M
ROAD AREA	=	10307 Sq.M
PARK AREA	=	1890 Sq.M
PUBLIC PURPOSE AREA (1%)	=	189 Sq.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 94 Sq.m		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 95 Sq.m		
TOTAL NO. OF PLOTS	=	154 Nos.
REGULAR PLOTS (1 TO 84)	=	84 Nos.
EWS PLOTS (85 TO 154) (4970 SQ.M) (26.5%)	=	70 Nos.
SHOP SITE	=	2 Nos.
CONVENIENT SHOP	=	1 No.

NOTE:
 1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 6817/2019, DATED:05.09.2019 @ SRO, PADAPPAI
 4. PUBLIC PURPOSE-1 (0.5%)
 5. PARK AREA
 6. PUBLIC PURPOSE-2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOC.NO: 6818/2019, DATED:05.09.2019 @ SRO, PADAPPAI

CONDITIONS:

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB / T5(3) / F - NADUVEERAPATTU - 1 / 2017 / M / 24.05.2018, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 8.650M (i.e. 1.78M ABOVE THE EXISTING ROAD LEVEL OF (+) 6.87M ABUTTING THE PROPOSED SITE). THE DEPTH OF FILLING VARYING FROM 1.76M TO 2.08M i.e., VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION FROM MADUVU (ADYAR TRIBUTARY) DURING MAXIMUM FLOOD PERIODS.
- THE ALL-ROUND ROADS & CROSS ROADS WITHIN SITE SHOULD NOT BE LESS THAN OF (+)8.650M (OR) 1.78M ABOVE THE TOP OF ABUTTING VILLAGE ROAD. THE APPLICANT SHOULD PROVIDE ALL-ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK OF SIZE 0.90 x 1.20M HAVING BED LEVEL OF (+)7.750M, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER DRAIN OR ROAD SIDE DRAIN NEARBY THE APPLICANT'S LANDS. THE APPLICANT SHOULD MAKE DRAIN NETWORKS AT THEIR OWN COST AND THE SAME IS TO BE CONNECTED TO THE NATURAL STORM WATER DRAINAGE OR ROAD SIDE DRAIN. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR AND AS WELL AS DEWATERING ARRANGEMENTS DURING FLOOD PERIODS.
- THE APPLICANT SHOULD PREPARE THE PROPOSED LAND FOR RESIDENTIAL LAYOUTS BY CONSIDERING THE INTERNAL STORM WATER DRAINAGE NETWORK, RAINWATER HARVESTING AND SEWERAGE ALIGNMENT & DEBRIS & GARBAGES AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANT'S LAND ITSELF & AT THEIR OWN COST ACCORDING TO THE EXISTING RULES IN FORCE AND AT ANY COST SEWAGE, DEBRIS & GARBAGES SHOULD NOT BE LET INTO MADUVU (ADYAR TRIBUTARY).
- IF THE APPLICANTS NEEDS TO CONSTRUCT A COMPOUND WALL, THE APPLICANT SHOULD CLEARLY DEMARCATATE THE BOUNDARY OF THEIR LAND AS PER REVENUE RECORDS ESPECIALLY ON EASTERN SIDE (S.F.No.123), SOUTHERN SIDE AND WESTERN SIDE (S.F.No.135/1) WITHOUT ANY ENCROACHMENT BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF THE REVENUE AND PWD/WRD AUTHORITIES. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD / GOVERNMENT LANDS.
- THE PROPOSED SITE SHOULD BE WELL PROTECTED WITH A FLOOD PROTECTION WALL ALL ALONG THE BOUNDARY ADJACENT TO THE MADUVU ON EASTERN SIDE (S.F.No.123), SOUTHERN SIDE AND WESTERN SIDE (S.F.No.135/1) TO SAFEGUARD AGAINST INUNDATION PROBLEMS. ALSO THE APPLICANT SHOULD SPECIFICALLY PROVIDE A CLEAR SETBACK OF 5M WITHIN THEIR LAND ALONG ITS BOUNDARY (S.F.No.123 & 135/1) FOR ANY IMPROVEMENT AND MAINTENANCE WORKS MAY BE CARRIED OUT IN FUTURE BY PWD/WRD) ON EASTERN SIDE, SOUTHERN SIDE & WESTERN SIDE WHICH IS ADJOINING TO MADUVU. 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. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF WORK. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLIANCE CERTIFICATE NOC FROM PWD/WRD.
- THE APPLICANT SHOULD NOT CONSTRUCT ANY CROSS MASONRY STRUCTURES ACROSS THE WATER COURSE AT ANY COST AND THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER IN THE WATER COURSE, WHICH IS RUNNING OF EASTERN & WESTERN SIDE OF THE APPLICANT'S LAND.
- THE APPLICANTS SHOULD NOT CARRY ANY CONSTRUCTION ACTIVITIES IN THE MADUVU AREA WHICH IS RUNNING ALONG THE APPLICANT'S PATTA LANDS BEARING S.F.No.129, 130, 131 & 132 OF NADUVEERAPATTU VILLAGE TOWARDS WEST TO EAST DIRECTION.
- THE EXISTING CHANNEL / MADUVU ON S.F.No.123 & 135/1 HAVING A AVERAGE WIDTH OF 25M TO 50M WHICH CARRIES SURPLUS WATER FROM NADUVEERAPATTU PERIYA ERI, CHITTERI, NADUTHANGAL SOMANGALAM TALUK, MALAIPATTU TANK AND MANKMANGALAM TANK (WEIR No.1 & 2) AND ALSO CARRY THE FREE CATCHMENT FLOW BELOW THESE TANKS AND DISCHARGED INTO SOMANGALAM TRIBUTARY. HENCE, THE APPLICANTS SHOULD PROVIDE A CHANNEL OF WIDTH 25M IN S.F.No.129, 130, 131 & 132 OF NADUVEERAPATTU VILLAGE IN ORDER TO CARRY / WATER FROM UPSTREAM TO DOWNSTREAM SIDE TO AVOID INUNDATION IN THE APPLICANT LAND. NO CROSS MASONRY STRUCTURE SHOULD BE PROVIDED TO ACCESS THEIR LAND WITHOUT CONCURRENCE OF THIS DEPARTMENT.
- THE APPLICANTS SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME. THE APPLICANTS SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE & CENTRAL GOVERNMENT FROM TIME TO TIME.
- THE PERMISSION GRANTED TO THE APPLICANTS 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 APPLICANTS ARE SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED.

FAILING TO COMPLY WITH 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'S SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND 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.

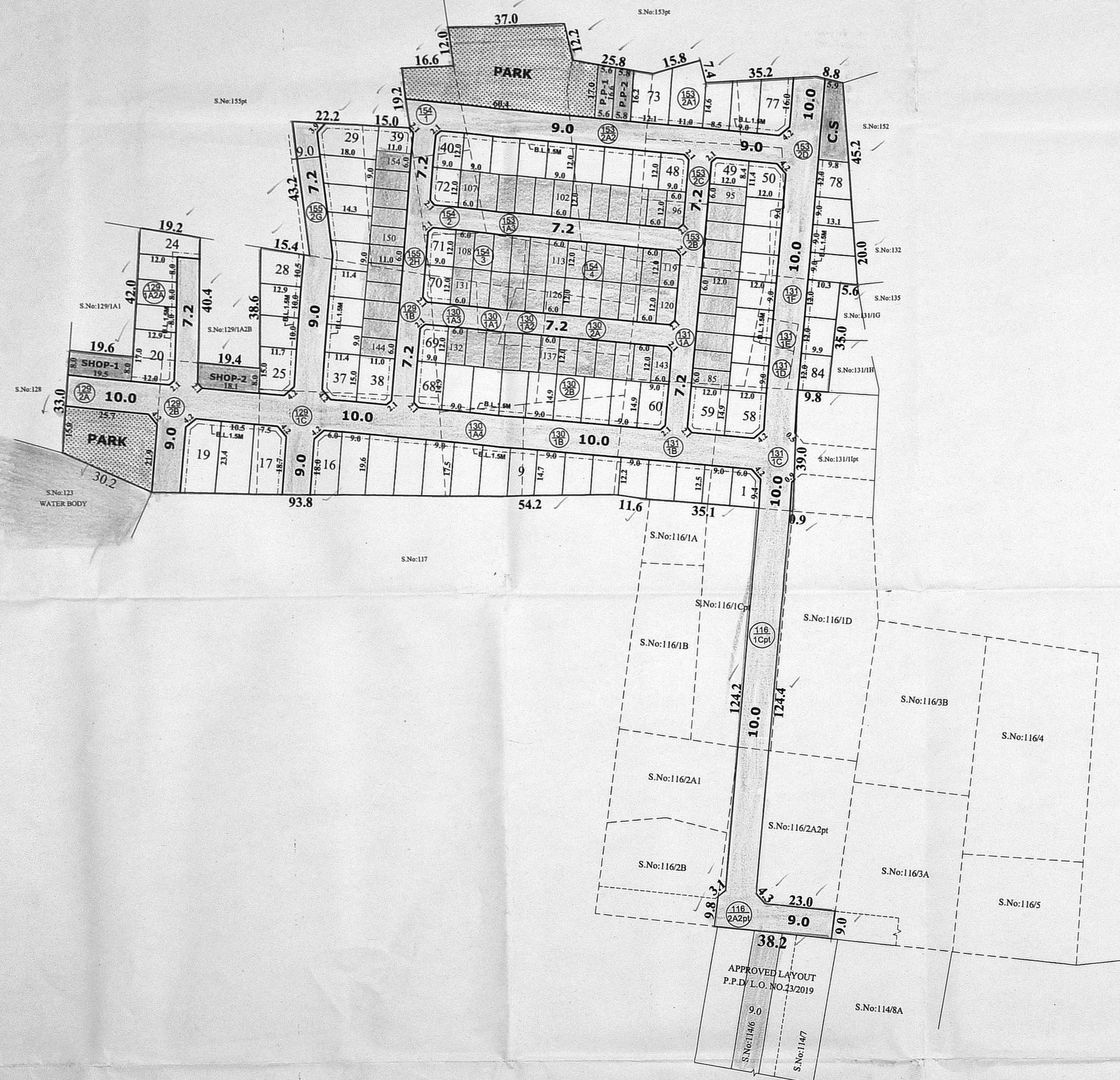
(III) **TNCDBR-2019 RULE NO. 47 (8)**
 ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO FREE OF COST THROUGH A REGISTERED GIFT 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.DB / T5(3) / F - NADUVEERAPATTU - 1 / 2017 / M / 24.05.2018. 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 THE LOCAL BODY
	EXISTING ROAD
	PARK (OSR) GIFTED TO THE LOCAL BODY
	PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
	PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
	EWS PLOTS
	COMMERCIAL
	WATER BODY



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

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:116/1Cpt, 2A2pt, 129/1A2A, 1B, 1C, 2A, 2B, 130/1A1, 1A2, 1A3, 1A4, 1B, 2A, 2B, 131/1A, 1B, 1C, 1D, 1E, 1F, 153/1A3, 2A1, 2A2, 2B, 2C, 2D, 154/1, 2, 3, 4, 155/2G, 2H OF NADUVEERAPATTU 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 :	105
L.O		2019

APPROVED

VIDE LETTER NO : LI / 2071 / 2019

DATE : / 10 / 2019

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

