

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT) : 17320 SQ.M
ROAD AREA : 5405 SQ.M
PARK AREA : 1237 SQ.M
PUBLIC PURPOSE PLOTS (I & II) : 1230 SQ.M
NO.OF.REGULAR PLOTS (1 TO 64) : 64 NOS
E.W.S.PLOTS (1250 SQ.M) (65 TO 84) : 20 NOS
TOTAL NO.OF.PLOTS : 84 NOS

NOTE:

- SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WERE HANDED OVER TO THE LOCAL BODY
PARK AREA VIDE GIFT DEED DOCUMENT NO.4057/2018, DATE:24/04/2018. @ SRO AVADI

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB/T5(3) / F -1 - THIRUNINRAVUR - A / 2017 / 02.06.2017, 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 (+) 30.590M (I.E.0.82M ABOVE THE EXISTING VILLAGE ROAD LEVEL OF (+) 29.970M ABUTTING THE PROPOSED SITE).
- THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAT OF (+) 30.590M (OR) 0.82M ABOVE THE TOP OF ABUTTING VILLAGE ROAD. THE APPLICANT SHOULD PROVIDE ADEQUATE STORM WATER DRAINAGE NETWORK ALL-ROUND THE BUILDING, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST MUNICIPAL STORM WATER DRAIN. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR.
- 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 BY THE APPLICANT AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR INUNDATION POINT OF VIEW.
- THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
- THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE GARBAGES 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, PUBLIC PLACES ETC.,
- THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR THE SEWERAGE TREATMENT AND FOR ITS DISPOSAL 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 CHANNEL OR STORM WATER DRAIN. THE SEWERAGE WATER FROM THE APPLICANT LAND SHOULD NOT LET INTO THE FIELD CHANNEL AT ANY COST.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD.,
- THE APPLICANT SHOULD NOT HINDER THE FREE FLOW OF WATER IN THE CHANNEL AND SHOULD REMOVE OBSTRUCTION IF ANY FOUND IN THE CHANNEL WITHIN THEIR BOUNDARY STRETCH AT HIS OWN COST.
- THE WIDTH OF THE CHANNEL IN S.F.NO.153, 147/1 & 5 AND 148/2 SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL. IF THE APPLICANT NEEDS ANY CULVERT ACROSS THE CHANNEL TO ACCESS THEIR LANDS PRIOR PERMISSION OF THE WRD/PWD SHOULD BE OBTAINED SEPARATELY.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME.
- 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.
- THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT GOVERNMENTS LANDS (S.F.NO.153, 147/1 & 5 AND 148/2) AND SHOULD CLEARLY DEMARCATTE BOUNDARIES OF THEIR LAND IN PRESENCE OF REVENUE AND AS WELL AS PWD/WRD OFFICIALS BEFORE COMMENCEMENT. THE PWD/GOVERNMENT LAND SHOULD BE PROVIDED WITH THE BOUNDARY STONE OF SIZE 0.15 X 0.15 X 1.50M WITH FENCING AT EVERY 3M INTERVAL AND A SETBACK DISTANCE OF 3.0M SHOULD BE LEFT WHEREVER THE SITE ABUTTING THE CHANNEL FOR CARRYING OUT WORKS BY THE PWD/WRD.

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.

(II) DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I & II (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPARTMENT CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED LAND IF REQUIRED FOR THEM. THE COST OF THE PLOT SHOULD NOT BE MORE THAN GUIDELINE VALUE. IF THE PROMOTER ADDS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA.

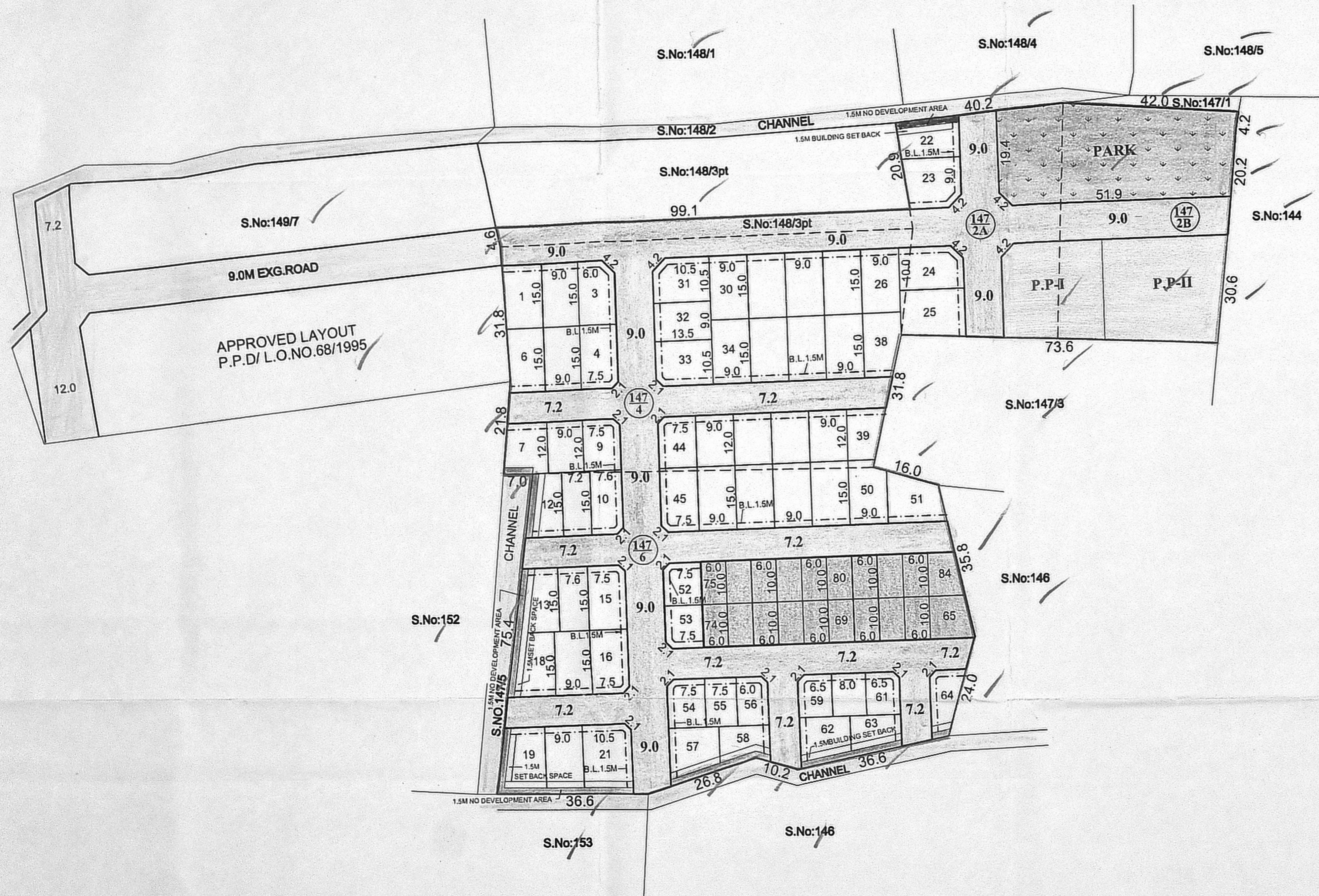
(III) DR RULE NO : 29 (9)

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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.DB / T5(3) / F - 1 - THIRUNINRAVUR - A / 2017 / 02.06.2017, 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 LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- E.W.S.
- CHANNEL
- NO DEVELOPMENT AREA



PREPARED BY

P.A.II

A.P.

THIRUNINDRAVUR TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos:147/2A, 2B, 4, & 6 AND S.No.148/3pt OF THIRUNINDRAVUR 'A' 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. 44
L.O. APPROVED 2018

VIDE LETTER NO : L1/2089/2017

DATE : / 06 / 2018

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

