

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT)	: 21853 SQ.M
ROAD AREA	: 5853 SQ.M
PARK AREA	: 1625 SQ.M
PUBLIC PURPOSE PROVIDED (1)	: 1610 SQ.M
REGULAR PLOTS (1 TO 84)	: 84 Nos.
E.W.S. PLOTS (1663 SQ.M) (85 TO 110)	: 26 Nos.
TOTAL NO.OF. PLOTS	: 110 Nos.

NOTE:
 1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.
 3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY
 PARK AREA VIDE GIFT DEED DOCUMENT NO. 3976/2019, DATED: 02.04.2019, @ SRO SELAIYUR.

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTERNO.DB/TS(3) / F - 003884 - OTTIYAMBAKKAM / 2019 / M / 23.05.2019. 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 filling with proper compaction to the minimum level of (+) 11.200 m 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 the depth varying from 1.72m to 1.89m depending upon the existing field levels and the existing applicant land should be raised to a level of (+) 11.200m and i.e. Deck Slab Bottom (+) 11.200m of Bridge in front of the applicant site and it is recommended to construct the superstructure above the level of (+) 11.500m MSL to counteract the problem of extreme flooding.
 - The all round pavement level within the site should not be less than (+) 11.200m The applicant should provide all-round and interior storm water drainage network of size 1.20x1.20 pheripheral & 0.75x0.75 internal, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drains abutting the applicants' lands. The applicants should make drainage networks at their own cost and the same is to be connected to the natural storm water drainage or channel. The applicants should prepare the layout proposal by considering the suitable internal storm water drainage network (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage 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 applicants should make necessary arrangements for the sewerage treatment with necessary suitable arrangements for its disposal should be made by the applicant at their own cost within the premises only after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per the norms in existence and as amended from time to time and should not be let into the nearby channel or storm water drain without treatment.
 - The applicants should make their own arrangements to collect the debris and garbages within the premises during the construction of building and; the same has to be disposed off as per the norms prescribed by the Tamil Nadu Pollution Control Board and other Departments concerned and should not be dumped in the nearby channel/drain, public places, roads etc.
 - The applicants should clearly demarcate the boundary of their land as per revenue records (FMB) in presence of Revenue Authorities before the commencement of any developmental activities and should not encroach the Government land at any cost. The applicant should provide a pucca compound wall all-round the proposed site if necessary and the necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
 - 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 applicants are solely responsible of genuinity of the documents submitted.
 - 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 the inundation aspect and does not deliver any rights to the applicant to encroach the PWD/Government lands.
 - The applicants 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.
 - As the applicants lands are wet lands necessary reclassification approval for conversion of the agricultural land to residence from the competent authorities. The NOC for their site must get a clearance certificate issued by the Revenue Department to make ensure the site is not an encroached property from the water body.
- The trueeness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to the 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 on inundation point of view to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. TS LETTER NO. DB/TS(3) / F - 003884 - OTTIYAMBAKKAM / 2019 / M / 23.05.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(II) DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOT (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) DR RULE NO : 29 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS INRESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.

LEGEND:

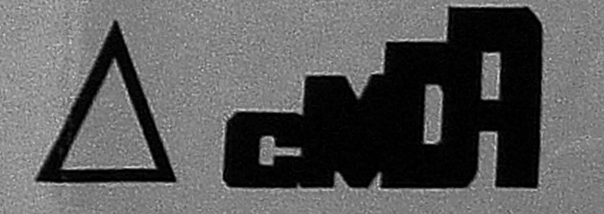
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- E.W.S.

CONDITION:-
 THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO. 62
 L.O 2019
 APPROVED

VIDE LETTER NO : LI / 23220 / 2018
 DATE : / 05 / 2019

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



PREPARED BY
 P.A.II

ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 233/5A, 5B, 6, 284/2,3,4 AND S.No.284/5 OF OTTIYAMBAKKAM VILLAGE.

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