

TOTAL EXTENT (AS PER PATTA) : 2850 SQ.M
ROAD AREA : 652 SQ.M
TOTAL NO OF PLOTS : 17 Nos

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY
VIDE GIFT DEED DOC. NO.3388 / 2017, DATED: 05.05.2017 @ SRO, AVADI

CONDITIONS:

THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-INUNDATION-THIRUNINRAVUR/2016/M, DT:14.03.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. 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 (+)30.870M (i.e. 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+)30.270M ABUTTING THE PROPOSED SITE).
2. THE ALL-ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+)30.870M (OR) 0.60M ABOVE THE TOP OF ABUTTING APPROVED EXISTING ROAD. THE APPLICANT SHOULD PROVIDE ADEQUATE STORM WATER DRAINAGE NETWORK ALL-ROUND THE PROPOSED SITE, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST MUNICIPAL STORM WATER DRAIN.
3. 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 DURING CONSTRUCTION.
4. 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.
5. THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
6. THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE GARBAGES WITH IN 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.,
7. THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR SEWERAGE TREATMENT AND ITS DISPOSAL AS PER NORMS 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 ANY STROM WATER DRAINAGE.
8. THE APPLICANT SHOULD PROVIDE A PUCCA COMPOUND WALL ALL-ROUND THE PROPOSED SITE TO ENSURE ANY SEEPAGE OF WATER IN FUTURE. SINCE, IT IS LOCATED VERY CLOSE PROXIMITY OF CHANNEL, THE APPLICANT SHOULD PROVIDE A SETBACK DISTANCE OF ABOUT 3.0M SHOULD BE LEFT ON THE ABUTTING SITE ON NORTHERN SIDE.
9. THE APPLICANT SHOULD CLEARLY DEMARCATATE THE NORTHERN SIDE BOUNDARY ABUTTING CHANNEL AND THEIR LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES AS PER REVENUE RECORDS IN PRESENCE OF BOTH REVENUE AND PWD DEPARTMENTS AND SHOULD NOT ENCROACH THE GOVERNMENT LAND i.e. ABUTTING CHANNEL ON NORTHERN SIDE. THE APPLICANT SHOULD CLEARLY DEMARCATATE THE EASTERN SIDE BOUNDARY OF ABUTTING WATER COURSE AND THE SAME SHOULD BE CLEARLY DESILTED TO HAVE FREE FLOW OF WATER WITHOUT ANY HINDRANCE.
10. THE APPLICANT SHOULD PROVIDE NECESSARY ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE CHANNEL TO THE DOWNSIDE AREA WITHIN STRETCH OF THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DESILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT HIS OWN COST WITHIN STRETCH OF PROPOSED LAND.
11. THE PWD/WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.

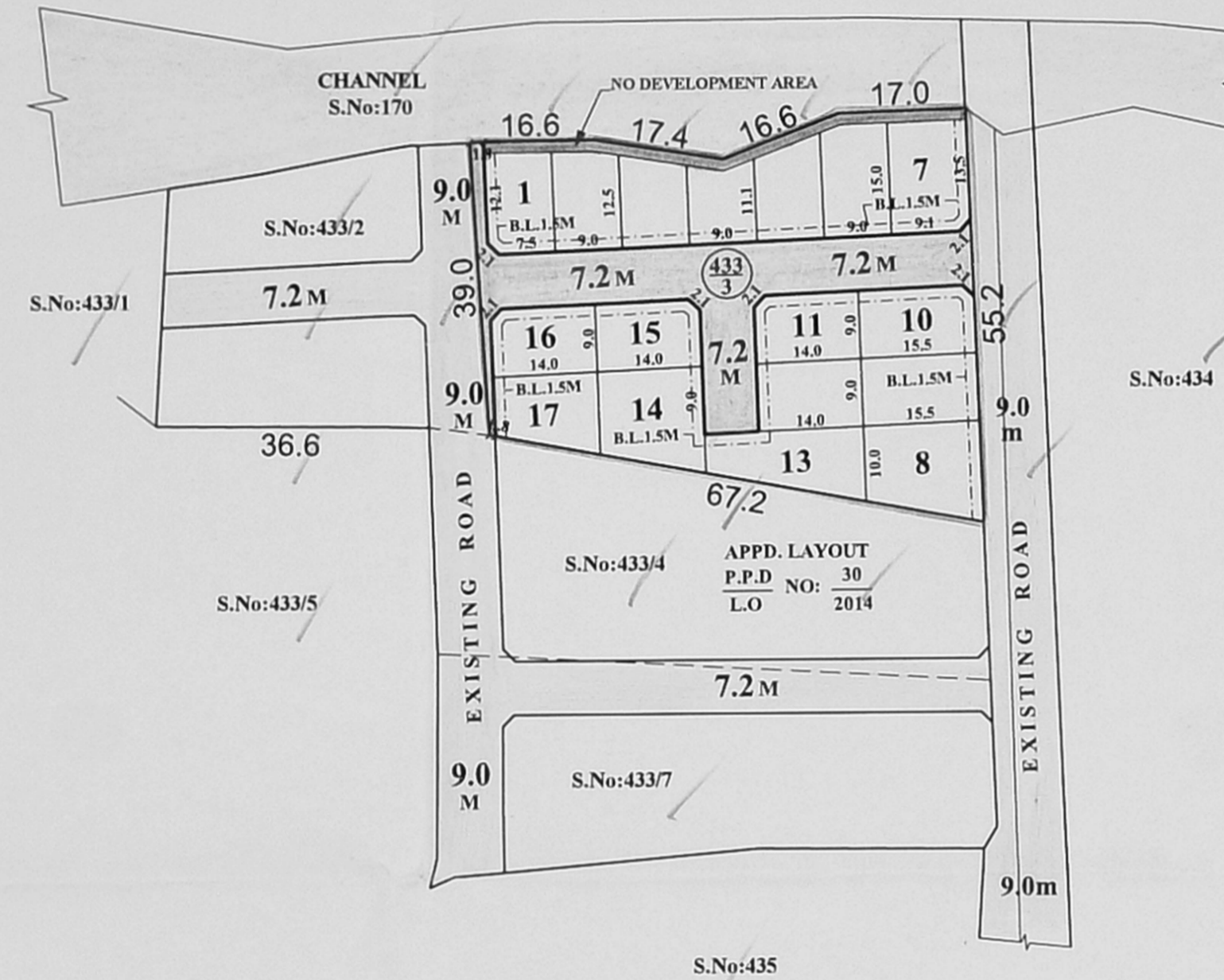
(II) DR RULE NO: 29 (11)

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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.DB/T5(3)/F-INUNDATION-THIRUNINRAVUR/2016/M, DT:14.03.2017. 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 ALREADY GIFTED
- ▬ EXISTING ROAD
- ▬ NO DEVELOPMENT AREA
- ▬ CHANNEL



PREPARED BY P.A.IV (S.M)

P.A-IV

A.P.(S.A) 05/06/2017

D.P.(S.K)

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:433/3 OF TIRUNINRAVUR (MADURAMELKUPPAM) VILLAGE. (THIRUNINDRAVUR-B VILLAGE AS PER PATTA)

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: 17
L.O 2017

APPROVED

VIDE LETTER NO : L1/344/2016
DATE : 06/06/2017

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

