



TOTAL EXTENT : 23917 SQ.M
ROAD AREA : 8405 SQ.M
PARK AREA : 1577 SQ.M
PUBLIC PURPOSE PLOTS (I TO III) : 1595 SQ.M
NO.OF.REGULAR PLOTS (1 TO 122) : 122 NOS
E.W.S.PLOTS (1612 SQ.M) (123 TO 152) : 30 NOS
TOTAL NO.OF.PLOTS : 152 NOS
SHOP SITE : 1 NO

NOTE:

1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.  ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY
 PARK AREA } VIDE GIFT DEED DOCUMENT NO.14518/2017, DATED:01/11/2017, @ SRO AMBATTUR

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F-I - AMBATTUR / 2017 / 26.09.2017, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+) 15.840M 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 A DEPTH VARYING FROM 1.81M TO 1.99M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)15.840M AND I.E.1.20M ABOVE THE EXISTING ROAD ABUTTING THE SITE AS (+) 14.640M (AMBATTUR - VANAGARAM ROAD LEVEL).
2. THE ALL-ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)15.840M.
3. THE CHANNEL ON NORTHERN & EASTERN SIDE S.F.NOS. 529 & 514 WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON THE SOUTHERN SIDE OF THE CHANNEL AS PER THE FMB AT THE APPLICANTS OWN COST.THE BED LEVEL OF THE ABOVE CHANNEL SHOULD BE ASCERTAINED AND RESORTED BEFORE COMMENCING THE DEVELOPMENT ACTIVITY IN PRESENCE OF THE EXECUTIVE ENGINEER. MOREOVER THE WIDTH OF ENTIRE FIELD CHANNEL AS PER REVENUE RECORDS(FMB) WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
4. THE APPLICANT SHOULD CLEARLY DEMARCATATE THE BOUNDARY OF THEIR LAND ABUTTING THE CHANNEL (S.F.NO.529 & 514) BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCROACH THE CHANNEL ABUTTING THE LAND. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
5. THE APPLICANT SHOULD NOT CARRY OUT ANY CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD. HOWEVER, IF THE CMDA INSISTS FOR ANY CULVERTS DURING PLANNING APPROVAL, THE APPLICANT SHOULD APPROACH THE PWD/WRD FOR GETTING SEPARATE APPROVAL FOR ANY CULVERTS CONSTRUCTION IN FUTURE.
- 6.THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE APPLICANT BOUNDARY S.F.NO.529 AND 514 SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHMENT AS PER REVENUE RECORDS AND THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL SHOULD BE MAINTAINED. THE APPLICANT SHOULD MAKE NECESSARY PERIODICAL ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DE-SILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND, AFTER THE COMPLETION OF PROJECT.
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 NOC IS GRANTED. IF ANY DOCUMENTS SEEM TO BE FAKE/MANIPULATED/FABRICATED IN FUTURE THE ABOVE NOC WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE.
8. 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. 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.
9. THE APPLICANT 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.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON ABOVE SURVEY NUMBER FOR INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND AS WELL AS LEGAL ENTITY.

(II) DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO III (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)





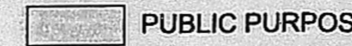




THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.DB / T5(3) / F-I - AMBATTUR / 2017 / 26.09.2017, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND :

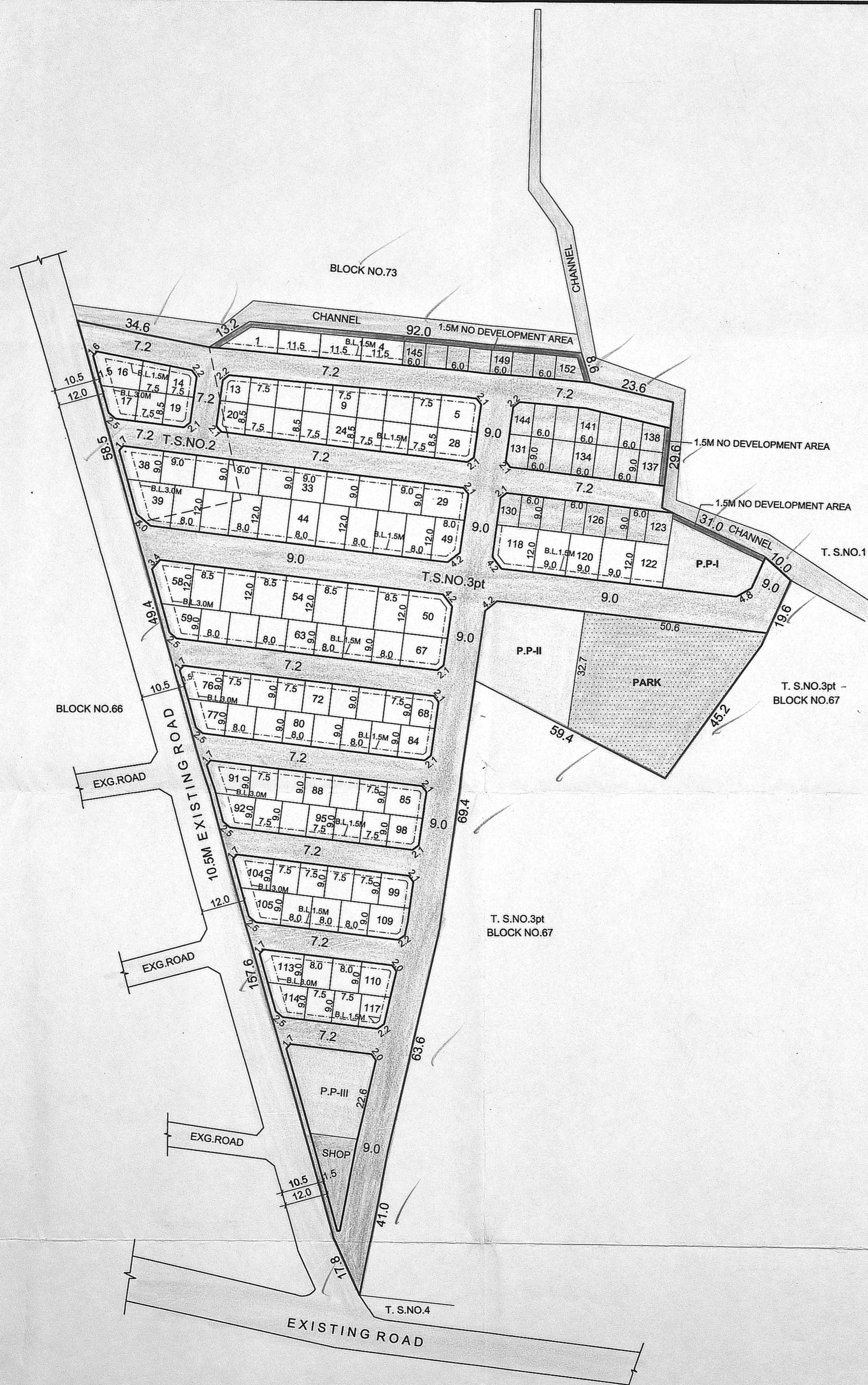
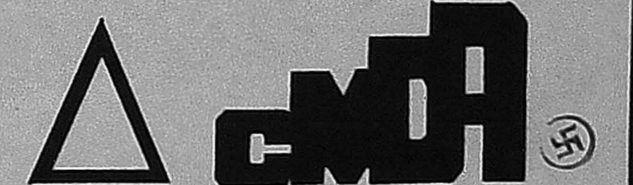
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|--|---|---|
|  SITE BOUNDARY |  PARK GIFTED TO LOCAL BODY |  CHANNEL |
|  ROADS GIFTED TO LOCAL BODY |  PUBLIC PURPOSE |  NO DEVELOPMENT AREA |
|  EXISTING ROAD |  E.W.S. |  COMMERCIAL |

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

P.P.D NO. 63
L.O NO. 2017
APPROVED

VIDE LETTER NO : L1 / 4504 / 2017
DATE : 09 / 12 / 2017

Sreedee
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



PREPARED BY
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15/12/17

fly
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19/12/2017

A.P
A.P
20/12/2017

GREATER CHENNAI CORPORATION

LAY OUT OF HOUSE SITES IN OLD S.Nos: 515/1, 516, 517, 526, 527 PRESENT T.S.NOS. 2 & 3 (PART), BLOCK NO.67 WARD - 'B' OF AMBATTUR VILLAGE.

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