



TOTAL EXTENT (AS PER PATT)	=	14050	Sq.M
ROAD AREA	=	4219	Sq.M
PARK AREA	=	1007	Sq.M
PUBLIC PURPOSE PLOTS (I TO III)	=	996	Sq.M
TOTAL NO. OF PLOTS	=	58	Nos
REGULAR PLOTS (1 TO 44)	=	44	Nos
E.W.S. PLOTS (45 TO 58)	=	14	Nos
SHOP SITE	=	1	No
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
 PARK AREA } GIFT DEED DOC. No:14006/2017, DATED:27.12.2017 @ SRO, SELAIYUR

CONDITIONS:

- (I) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)F-INUNDATION-MADAMBAKKAM/2016/M/21.04.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
 - 1) The all-round pavement level within site should not be less than (+) 8.580m (i.e) 0.600m above the existing B.T. road of Madambakkam - Paduvanchery Village road with an average filling varying from 1.75m to 2.11m to the entire area of the applicant land to avoid inundation during the heavy rains. 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.
 - 2) The applicant should provide adequate storm water drainage network all-round the building, so that the ultimate disposal of storm water should be discharges to the nearest Municipal storm water drain. Proper storm water drainage channel of vent size 0.90m x 0.90m should be constructed all-round the site with a bed level of (+)7.100m by the applicants at their own cost and this channel linked with existing field channel which is running at the Eastern side of the site as shown in drawing to drain out the rain water from the applicants site. Also the applicant should provide emergency pumping operation for the seepage water if it is proposed to have basement floor.
 - 3) There is no defined field channel passing through the applicants site, but a field channels is running adjacent to applicant land i.e.on Eastern side. Hence, the applicants should maintain the field channel having minimum width of 0.60m and allow the water through this channel to the down side ayacut lands without any hindrance. The channel measurements should be maintained without any encroachment as per revenue records and as well as the channel should be periodically desilted, sectioned for free flow of water.
 - 4) There is an undefined patta field channel passing between existing approved CMDA layout and the applicant land on Westam side. Hence the applicants should construct a RCC box culvert with the sill level and deck slab bottom level of culvert should be maintained as (+) 8.000 m and (+) 8.000 m respectively. The width of the culvert should be as in condition of the existing channel and ensure free flow of water, the channel should be periodically desilted, sectioned for free flow of water.
 - 5) If the applicants need to construct a permanent compound wall on the Eastern boundary of the site, it has to be held only after marking the boundary by the Revenue Department, also in the presence of the WRD/PWD officials.
 - 6) The sewage water from this area should not be let into the any field channel and for its disposal of the sewage water, suitable arrangements should be made by the applicant at their own cost after getting necessary permission from the authorities concerned without fail.
 - 7) The applicants should provide rain water harvesting arrangements in the site at their own cost.
 - 8) The PWD/WRD officials should be allowed to inspect the site at any time.
 - 9) The applicant should not carry out any other across masonry structures across the any field channel/40' wide road without prior permission from PWD Department.
- (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 DEPT. 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 GUIDE LINE 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.
- (III). 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.
- (IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD IN THEIR LETTER NO.DB/T5(3)F-INUNDATION-MADAMBAKKAM/2016/M/21.04.2017. 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 | PUBLIC PURPOSE |
| ROADS GIFTED TO THE LOCAL BODY | E.W.S |
| EXISTING ROAD | NO DEVELOPMENT AREA |
| PARK AREA GIFTED TO THE LOCAL BODY | CHANNEL |
| | SHOP & CONVENIENT SHOP |

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

CHECKED BY P.A.II (A.A)

A.P.(S.A)

MADAMBAKKAM TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 557/2A, 558/1, 2, 3, 4, 5, 559/2, 3 & 573 OF MADAMBAKKAM 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: 26
 L.O NO: 2018
APPROVED
 VIDE LETTER NO : L1/668/2017
 DATE : 16/04/2018

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

