

TOTAL EXTENT (AS PER LAYOUT) = 8012 Sq.M ✓
ROAD AREA = 2420 Sq.M ✓
PUBLIC PURPOSE AREA (1%) = 59 Sq.M ✓
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 29.0 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 30.0 Sq.m
TOTAL NO. OF PLOTS = 60 Nos. ✓

NOTE:

1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
4. PUBLIC PURPOSE-1 (0.5%) DOC.NO: 5046/2019, DATED:11.07.2019 @ SRO, PADAPPAI
5. PUBLIC PURPOSE-2 (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOC.NO: 5041/2019, DATED:11.07.2019 @ SRO, PADAPPAI

CONDITIONS:

(1). THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T1/7456/CMDA/2015/DT.30.05.2016 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. THE APPLICANT SHOULD RAISE THE EXISTING GROUND LEVEL TO THE LEVEL OF (+)24.00M MSL (24.000-EXISTING LEVEL (+) 21.450M=2.550M). THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD DONE IN LAYERS OF NOT MORE THAN 0.30 METER DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE EXISTING LAND SHOULD BE RAISED TO A LEVEL OF (+)24.00M.
2. THE AGRICULTURE LANDS ARE AVAILABLE ON SOUTHERN AND WESTERN SIDE OF THE APPLICANTS PROPERTY. THE APPLICANT SHOULD ENSURE THAT THE AGRICULTURE LANDS ARE NOT AFFECTED DUE TO ITS CONSTRUCTION ACTIVITIES.
3. THE APPLICANT SHOULD PROVIDE ADEQUATE DEWATERING ARRANGMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED AS THE NORMS OF THE POLLUTION CONTROL BOARD.
4. THE PWD., WRD., IS NOT RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT, PWD/WRD RECOMMEND ONLY FOR INUNDATION POINT OF VIEW.
5. THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
6. THE APPLICANT SHOULD MAKE THEIR OWN ARRANGEMENTS FOR DISPOSAL OF STORM WATER.
7. THE APPLICANT SHOULD MAKE ARRANGEMENT TO COLLECT THE GARBAGE'S WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER POLLUTION CONTROL BOARD NORMS.
8. THE APPLICANT SHOULD PROVIDE A PUCCA COMPOUND WALL AROUND THE BOUNDARY OF THE APPLICANTS PROPERTY AFTER DEMARCATION BY THE REVENUE DEPARTMENT OFFICIALS AS THE CHANNEL IS ABUTTING THE APPLICANTS PROPERTY. DURING BUILDING CONSTRUCTION IN FUTURE, THERE SHOULD BE A GAP OF MINIMUM 3M BETWEEN COMPOUND WALL AND BUILDING.
9. THE APPLICANT SHOULD NOT ENCROACH THE CHANNEL OR CHANNEL POROMBOKE OR WHAT SO EVER IN WATER BODIES.
10. THE APPLICANT SHOULD MAKE SUITABLE ARRANGEMENTS FOR CONSTRUCTION OF STP IN THEIR LAND FOR TREATMENT TO DISPOSAL OF SEWAGE AND SULLAGES AND SHALL NOT LET OUT ANY UNTREATED SEWAGE WATER IN TO THE CHANNEL ON THE NORTH SIDE WHICH AMOUNTS TO LEGAL ACTION.
11. THE PWD/WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECTION.
12. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/WRD FROM TIME TO TIME.
13. THE PWD/WRD RECOMMENDED NOC ON INUNDATION POINT OF VIEW ONLY AND NOT RESPONSIBLE FOR ANY STRUCTURAL ASPECTS IN THE ABOVE PROJECT. ALSO DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/WRD GOVERNMENT LAND.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE NOC ON INUNDATION POINT OF VIEW TO THE ABOVE SURVEY NUMBER AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

(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.

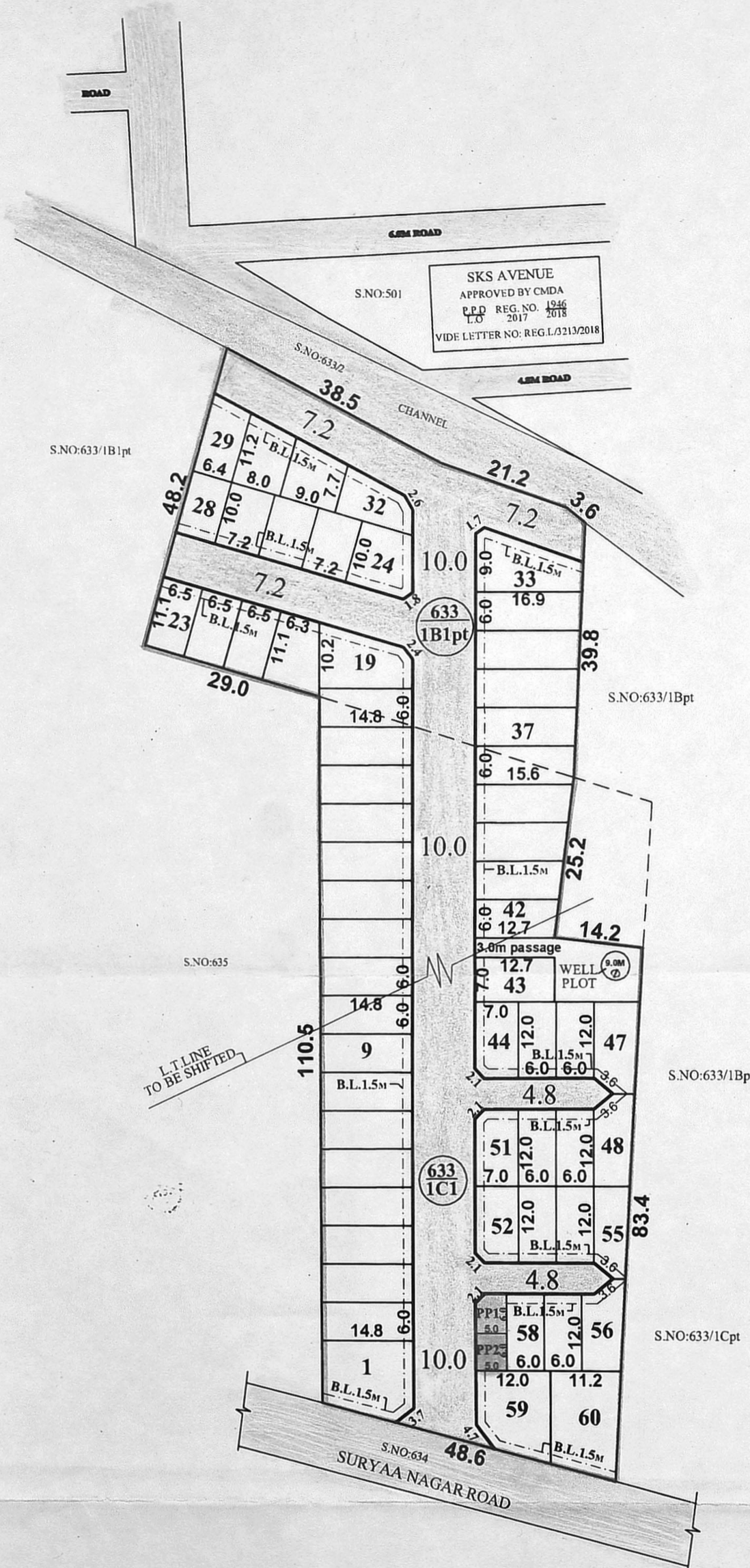
(III) TNCDBR-2019 RULE NO: 47 (8)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.T1/7456/CMDA/2015/DT.30.05.2016 . 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 THE LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
- CHANNEL



PREPARED BY P.A-IV (S.M)
 19/07/19

CHECKED BY P.A.II (N.B.V)
 22/7/19

A.P.(S.A)
 22/07/2019

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 633/1B1pt & 633/1C1 OF NANDAMBAKKAM 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 : 81
 L.O 2019

APPROVED

VIDE LETTER NO : L1 / 7060 / 2019

DATE : / 07 / 2019

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

