

TOTAL EXTENT (AS PER DOCUMENT)	: 19960 SQ.M
ROAD AREA	: 6454 SQ.M
PARK AREA	: 1378 SQ.M
PUBLIC PURPOSE PLOT (1)	: 1507 SQ.M
REGULAR PLOTS (1 TO 69)	: 69 NOS.
E.W.S.PLOTS (1442 SQ.M) (70 TO 92)	: 23 NOS.
TOTAL NO.OF.PLOTS	: 92 NOS.
CONVENIENT SHOP	: 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 HANDED OVER TO THE LOCAL BODY
 PARK AREA VIDE GIFT DEED DOCUMENT NO.6097/2018, DATE:24.10.2018. @ SRO PADAPPAL

CONDITIONS:
 (I) THE FOLLOWING CONDITIONS OF PWD STIPULATED IN CHIEF ENGINEER, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO:T5(3)/15885/2011, DATE:10.04.2012, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- A.CONDITIONS TO BE FULFILLED BEFORE GETTING THE PLANNING PERMISSION.**
- (1) THE EXISTING AVERAGE GROUND LEVEL OF THE SITE UNDER REFERENCE SHOULD BE RAISED UNIFORMLY TO MINIMUM LEVEL OF (+)11.00M WITH AN AVERAGE FILLING VARYING FROM 0.75M TO 1.1M TO AVOID INUNDATION DURING HEAVY FLOODS. GENTLE GRADIENT IN THE FILLING MAY BE GIVEN SO THAT THE ROAD DRAINS ARE NOT WORKED AND CORRECTED TO THE TANK SURPLUS COURSE.
 - (2) THE AVERAGE MADE UP OF GROUND LEVEL OF THE PLOTS BEING (+)11.00M. THE BASEMENT LEVEL OF THE RESIDENTIAL BUILDINGS SHOULD BE AT LEAST 0.75M HIGHER THAN THE PROPOSED MADE UP GROUND LEVEL.
 - (3) THE LAYOUT ROAD SHOULD BE PROVIDED WITH A STORM DRAIN OF SIZE 0.45M X 0.45M ON BOTH SIDES.
 - (4) THE PLANNING PERMISSION MAY BE GRANTED ONLY AFTER SATISFYING THE CONDITIONS OF 1 TO 3 ABOVE BY THE APPLICANT.

- B. CONDITIONS TO BE FOLLOWED AFTER GETTING THE PLANNING PERMISSION.**
- (1) NO SEWAGE SHOULD BE LET IN TO THE ADJACENT LANDS NECESSARY ARRANGEMENTS SHOULD BE MADE BY APPLICANT AT THIS OWN COST FOR IN HOUSE TREATMENT SEWAGE.
 - (2) IF THE LAYOUT IS APPROVED. THE INDIVIDUAL OCCUPANTS OF EACH PLOT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS AT THEIR OWN COST.
 - (3) NO ENCROACHMENTS ACTIVITIES SHOULD BE DONE IN THE SURPLUS COURSE AND NECESSARY DEMARICATION SHOULD BE DONE THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF WORD OFFICIALS.
 - (4) BOUNDARY STONE SHOULD BE PROVIDED IN THE BOUNDARY OF SURPLUS COURSE AT THE COST OF THE APPLICANT.
 - (5) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS WILL LEAD TO THE RECOMMENDATION FOR THE CANCELLATION OF THE APPROVAL FOR THE LAYOUTS GRANTED BY THE PLANNING AUTHORITY.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.T5(3)/15885/2011/ DATE:10.04.2012, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) DR RULE NO : 29 (8)
 THE AREA EARMARKED FOR PUBLIC PURPOSE SITE (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.

(IV) 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.

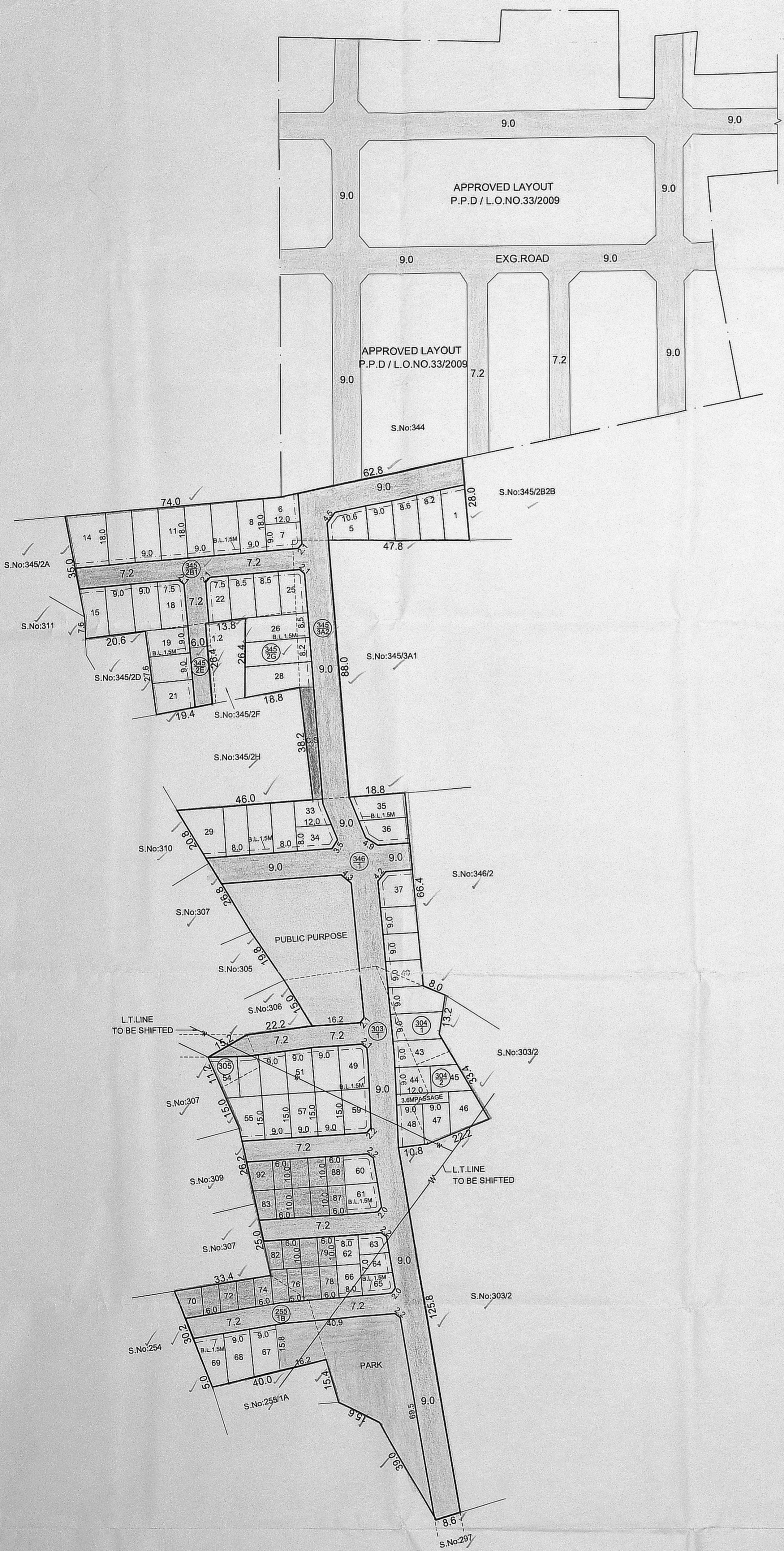
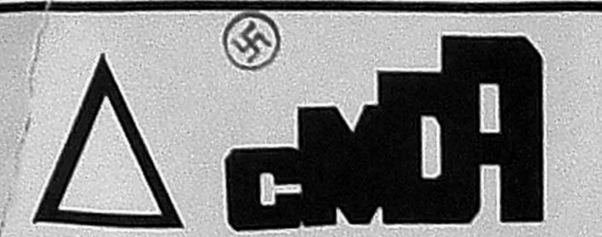
(V) DR RULE NO : 29 (11)
 THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS INRESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.

- LEGEND :**
- SITE BOUNDARY
 - ROADS GIFTED TO LOCAL BODY
 - EXISTING ROAD
 - PARK GIFTED TO LOCAL BODY
 - PUBLIC PURPOSE
 - E.W.S
 - CONVENIENT SHOP

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

P.P.D	NO	30
L.O		2019
APPROVED		
VIDE LETTER NO : L1/8317/2016		
DATED : / 02 / 2019		

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



PREPARED BY: [Signature] P.A. 1/19

KUNDRATHUR PANCHAYAT UNION
 LAYOUT OF HOUSE SITES IN S.Nos: 255/1B, 303/1, 304/1,2, 305, 345/2B1, 2E, 2G, 3A2 AND S.No. 346/1 OF NADUVEERAPATTU VILLAGE.

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