

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT) : 21893 SQ.M ✓
ROAD AREA : 6161 SQ.M ✓
PARK AREA : 1597 SQ.M ✓
PUBLIC PURPOSE PLOTS (1) : 1580 SQ.M ✓
REGULAR PLOTS (1 TO 80) : 80 NOS ✓
EWS PLOTS (1589SQ.M) (81 TO 107) : 27 NOS ✓
TOTAL NO.OF.PLOTS : 107 NOS ✓
CONVENIENT SHOP : 1 NO ✓

NOTE:

- 1.SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
- 2.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY
4. PARK AREA VIDE GIFT DEED DOCUMENT NO.41/75/2018, DATED:26.11.2018, @ SRO POONAMALLEE.

CONDITIONS :

(I) THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB/T5(3) / F-INUNDATION-PARIVAKKAM/2018/M/05.12.2018.ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The applicant should get concurrence from the concerned department/authorities for conversion/ Reclassification of wet land/ water body / to Commercial building.
2. The applicant's land should be filled with earth proper compaction to the level of (+)21.790m to protect the site from inundation during floods. The process of earth filling and compaction should be done for a depth varying from 2.10m to 2.34m depending upon the existing field levels in layers of not more than 0.30metre depth to achieve required degree of compaction and the existing applicant land should be raised to level of (+) 21.790m (i.e 0.83m above the FTL of the Parivakkam tank on western side as (+) 20.960m).
3. The all-round pavement level within site should not be less than at (+)21.790m. The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work and the same should be linked to the local storm water drain or road side drain. Rainwater harvesting and Sewerage alignment & debris & Garbages and other solid waste management as per norms in existence within the applicant land, should be done by the applicant according to the existing rules in force. At any cost, sewage should not be let into field channel and the garbages, debris and construction materials should not be dumped into the public places, roads etc.
4. The applicant should not carry out construction of any cross masonry structures across the channel running in between the applicant patta land without prior permission from the PWD / WRD.
5. The irrigation channel is running through the applicant's patta lands. The applicant should not carry any construction activities in irrigation channel area which runs in between the S.No. 263 of Parivakkam Village towards West to East direction (marked shown in the village plan enclosed)
6. No sewage should be let into the adjacent lands and Parivakkam Tank or road side. Necessary sewerage treatment arrangements and its disposal should be made by the applicant at their own cost.
7. The applicant should make the measurement of the channel in between the applicant site in the S.No.263 and should be maintained as per revenue record (FMB) without any encroachment.
8. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities especially on the western side in front of Revenue / PWD officials. The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA. No encroachment activities should be done in the existing land between the tanks bund toe & applicant and boundary and it should be maintained as it is in the Revenue Records for carryout the maintenance works in the tank by the WRD. The applicant should not be objected at any time for the maintenance work / improvements work of the tank to be carried out by PWD / WRD.
9. 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 for the proposed construction in future. The applicant should provide a pucca compound wall around the proposed land to ensure no seepage of water in future.
10. The PWD / WRD, will not be held responsible for the Structural Stability, safety and soundness of the proposed building by the applicant and PWD / WRD specifically recommend only for inundation point of view. The applicant is solely responsible for the structural safety and stability of the proposed building and at any cost and PWD / WRD will not be held responsible for design and drawing adopted for proposed construction of building.
11. The PWD / WRD officers should be allowed to inspect the site at any time during execution and thereafter if necessary. Advance intimation should be given to the PWD / WRD officers concerned before commencement 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.
12. 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.
13. The permission granted to the applicant should not be altered / modified / changed to any others. Based on the revenue records submitted by the applicant, the permission is granted. If any documents seem to be fake / manipulated / fabricated in future, the above NOC will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuineness of the documents submitted.

Failing to comply with any of the above conditions, PWD/WRD reserves the rights to withdraw the report on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever as well as legal entity.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-INUNDATION-PARIVAKKAM/2018/M/05.12.2018 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 PLOT 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.

(IV) DR RULE NO: 29 (9)

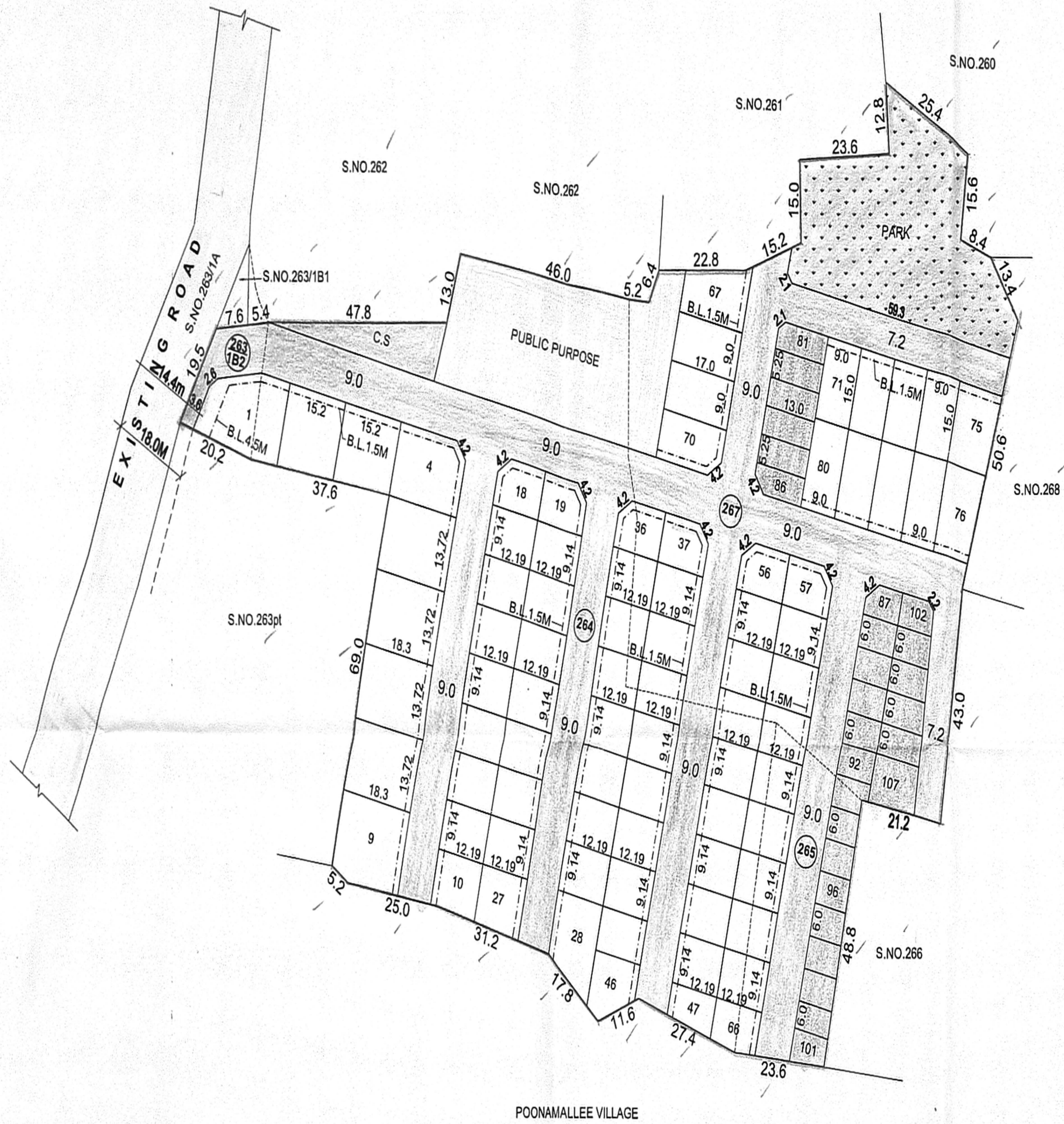
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(V) DR RULE NO: 29 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT 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



PREPARED BY
12/12/18

P.A.II
12/12/18

A.P.
12/12/2018

POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No: 263/1B2, 264, 265 AND S.NO.267 OF PARIVAKKAM VILLAGE.

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

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

P.P.D NO 82
LO 2018
APPROVED

VIDE LETTER NO : L1/8541/2018
DATED : 12/12/2018

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

