

TOTAL EXTENT (AS PER PATTI)	:	25400 SQ.M ✓
ROAD AREA	:	8154 SQ.M ✓
PARK AREA (OSR)	:	1757 SQ.M ✓
PUBLIC PURPOSE PLOTS (I & II)	:	1775 SQ.M ✓
REGULAR PLOTS (1 TO 120)	:	120 NOS ✓
EWS PLOTS (121 TO 147) (1823 SQ.M.)	:	27 NOS ✓
TOTAL NO. OF PLOTS	:	147 NOS ✓

NOTE:

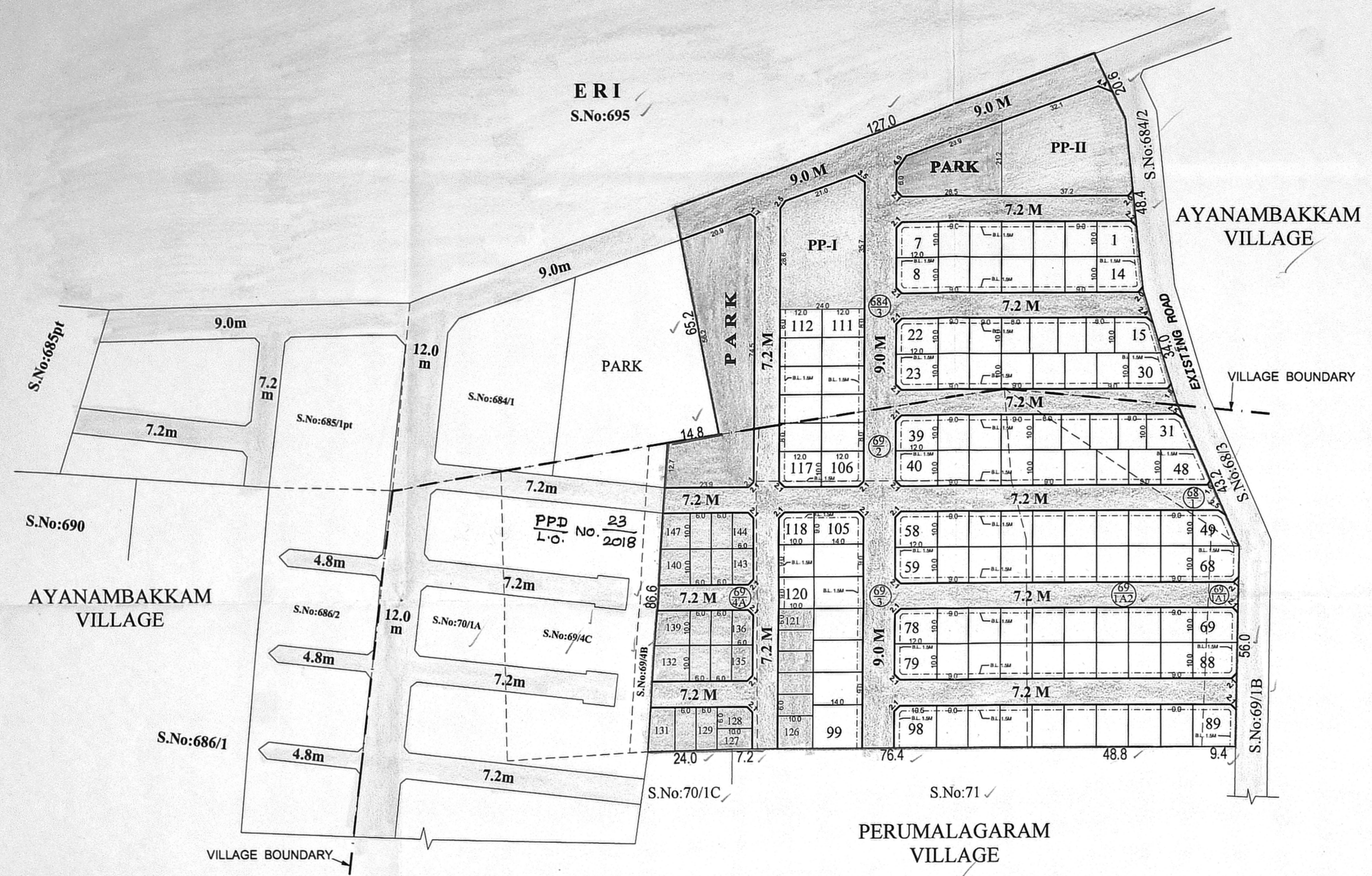
- SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA & PARK AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 515 / 2018, DATED: 14 / 03 / 2018. JOINT-II SRO SAIDAPET AND VIDE GIFT DEED DOC.NO: 3311 / 2018, DATED: 14 / 03 / 2018. SRO AMBATTUR

CONDITIONS:

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD., WRD., CHENNAI REGION, CHEPAUK, CHENNAI-8, LETTER NO.DB/TS/3/F-I-AYANAMBAKKAM/2017, DATED:13.10.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
 - THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH OF ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)19.230M (i.e. 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+)18.630M ABUTTING THE PROPOSED SITE).
 - THE ALL-ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)18.230M.
 - THE PROMOTER LAND IS ABUTTING AYANAMBAKKAM TANK LOCATED ON THE NORTHERN SIDE AND FIELD CHANNEL ON THE EASTERN SIDE OF THE SITE. SO, THE PROMOTER SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THE LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES ESPECIALLY ON THE NORTHERN AND EASTERN SIDE IN THE PRESENCE OF REVENUE AND PWD/WRD AUTHORITIES AND THE PROMOTER SHOULD MAINTAIN THE CHANNEL / TANK BUND AS IN CONDITION WITHOUT ANY ENCROACHMENT.
 - THE PROMOTER SHOULD CONSTRUCT A PUCCA COMPOUND WALL ALL ROUND THE PROPOSED SITE TO ENSURE SAFETY AGAINST INUNDATION EXCLUDING THE SET BACK DISTANCE (ESPECIALLY ON EASTERN & NORTHERN SIDE).
 - 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 FAKEMANIPULATED/FABRICATED IN FUTURE THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE.
 - 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.
 - THE APPLICANTS 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 & II (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.
- (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 STIPULATED BY PWD IN THEIR LETTER NO.DB/TS/3/F-I-AYANAMBAKKAM/2017, DATED:13.10.2017. 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
- PARK GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE PLOTS
- E.W.S
- ERI



PREPARED BY P.A-IV (S.M.)
 CHECKED BY P.A.II (A.A.)
 A.P.(S.A.)
 S.P.(M.S.B.)
 M.S.
 Principal Secretary /

THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos: 68 / 1, 69 / 1A1, 1A2, 2, 3, 4A OF PERUMALAGARAM VILLAGE & 684 / 3 OF AYANAMBAKKAM VILLAGE.

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

