

TOTAL EXTENT (AS PER PATTI)	: 76910 SQ.M
ROAD AREA	: 19864 SQ.M
PARK (OSR)	: 5894 SQ.M
PUBLIC PURPOSE PLOTS (1 TO XXIX)	: 5769 SQ.M
TOTAL NO. OF PLOTS	: 365 NOS
REGULAR PLOTS (1 TO 263)	: 263 NOS
E.W.S. PLOTS (264 TO 365) 5779 SQ.M	: 102 NOS
SHOPS	: 2 NOS
CONVENIENCE SHOP	: 1 NO

- NOTE:**
- SPLAY - 3.0M X 3.0M, 1.5M X 1.5M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 - ROAD AREA [] WERE ALREADY HANDLED OVER TO THE LOCAL BODY
 - PARK AREA [] VIDE GIFT DEED DOC NO: 14885 / 2013, DATED: 06 / 12 / 2013.

- CONDITIONS:**
- THE FOLLOWING CONDITIONS OF PWD VIDE THE CT. WRD, CHENNAI REGION, CHEPAUK, CHENNAI-15, LETTER NO.TS/59/4511/2013, DT:17.06.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
 - THE EXISTING GROUND LEVEL OF THE PROPOSED SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)24.335 [(+23.335M (+)1.00M (APPROACH ROAD LEVEL) PLUS 1.00M)] BY USING HARD SOIL UNIFORMLY WITH AN AVERAGE FILLING VARYING FROM 0.435M TO 1.38M TO AVOID INUNDATION DURING HEAVY FLOODS.
 - THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.3M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
 - THE PROMOTER SHOULD PROVIDE ADEQUATE STORM WATER DRAIN ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
 - THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
 - SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN TO THE CHANNEL AND NECESSARY SEWAGE TREATMENT DISPOSAL ARRANGEMENT SHOULD BE MADE AS PER POLLUTION CONTROL BOARD NORMS BY THE PROMOTER'S OWN COST.
 - THE PROMOTER SHOULD UTILIZE THE LAND FOR THE PURPOSE FOR WHICH THE PLANNING PERMISSION IS REQUESTED AND PRIOR APPROVAL OF THE WATER RESOURCES DEPARTMENT SHOULD BE OBTAINED, IF THIS LAND IS UTILIZED FOR ANY OTHER PURPOSE.
 - NO ENCROACHMENT SHOULD BE DONE IN GOVERNMENT POROMBOKO LANDS (FIELD CHANNEL) AND NECESSARY DEMARCATION SHOULD BE DONE AT BOTH SIDES OF THE CHANNEL THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF THE WATER RESOURCES DEPARTMENT OFFICIALS AND THE PROMOTER SHOULD FIX THE BOUNDARY POSTS OF SIZE 0.15 x 0.15 x 1.50M AT HIS OWN COST AND STATUS QUO OF FIELD CHANNEL AS PER REVENUE RECORDS SHOULD BE MAINTAINED.
 - THE PROPOSED ACCESS THROUGH THE DEFUNCT FIELD CHANNEL TO THE LAND OF APPLICANT CAN BE MADE BY FORMING A ROAD IN 14 PLACES FOR REQUIRED SIZE AS MENTIONED IN THE ANNEXURE-I.
 - THE LEASE RENT FOR THE USE OF GOVERNMENT LAND FOR THE FORMATION ROAD IN 14 PLACES AS MENTIONED IN THE ANNEXURE-I, WORKS OUT FOR RS.1,70,900/- PER ANNUM AS PER GUIDELINE VALUE.
 - THE LEASE RENT OF RS.1,70,900/- SHOULD BE PAID IN ONE LUMP-SUM FOR EVERY THREE YEARS IN ADVANCE.
 - THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME.
 - THE PROMOTER SHOULD PAY AN ANNUAL LEASE RENT IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KOSHTHALAYAR BASIN DIVISION, THIRUVALLUR.
 - THE PROMOTER SHOULD NOT CLAIM ANY PRIVILEGE OR OWNERSHIP ON THE ABOVE LEASED PORTIONS OF GOVERNMENT LAND AND OWNERSHIP OF GOVERNMENT CHANNEL POROMBOKO LAND ALWAYS VEST WITH GOVERNMENT PWD ONLY.
 - ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD / WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
 - THE PWD / WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE PROPOSED SITE AT ANY TIME DURING EXECUTION.
 - THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD / WRD FROM TIME TO TIME.
 - THE PROMOTER SHOULD ALLOW THE PWD / WRD OFFICIALS FOR INSPECTING THE CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
 - FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD / WRD HAVE RESERVES TO RIGHTS TO WITHDRAW THE "NO OBJECTION CERTIFICATE" ISSUED AND IN THAT EVENT, THE PROMOTER SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

DETAILS OF ROAD CROSSING

Sl.No.	LOCATION	SIZE
1.	S.No.84	5.00 x 10.00
2.	S.No.84	5.00 x 9.00
3.	S.No.84	4.00 x 7.20
4.	S.No.84	5.00 x 7.20
5.	S.No.84	4.00 x 9.00
6.	S.No.86	4.20 x 10.00
7.	S.No.86	5.00 x 9.00
8.	S.No.86	5.00 x 7.20
9.	S.No.86	5.00 x 7.20
10.	S.No.86	4.80 x 7.20
11.	S.No.86	5.00 x 7.20
12.	S.No.87	4.20 x 7.20
13.	S.No.87	4.20 x 14.40
14.	S.No.88	5.00 x 7.20

- (II). DR RULE NO: 29 (8)**
 THE AREA EMBARKED FOR PUBLIC PURPOSE PLOTS 1 TO XXIX (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. AFTER THE SAID PERIOD OF ONE YEAR AND IF NONE OF THE AGENCIES PURCHASE THE RESERVED LAND FULL PART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANY BODY FOR RESIDENTIAL USE ONLY.
- (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 (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.
- (V). LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.TS/59/4511/2013, DT:17.06.2013, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.**

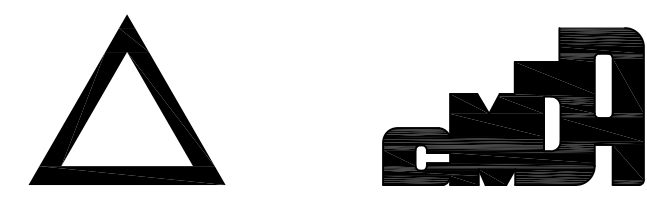
- LEGEND:**
- [] SITE BOUNDARY
 - [] PROPOSED ROAD
 - [] EXISTING ROAD
 - [] PARK (OSR)
 - [] PUBLIC PURPOSE
 - [] E.W.S.
 - [] COMMERCIAL
 - [] CHANNEL

CONDITIONS:
 THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO: 04
 L.O 2014
 APPROVED
 VIDE LETTER NO : L1/3133/2013
 DATE : 07/02/2014

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
 LAYOUT OF HOUSE SITES IN S.Nos: 83 / 8B,9,10,11,13,14,15B,16B, 84 / 2B,3A,2B,4,5,6,7, 85 / 3, 86 / 2,3,7, 87 / 2A,2B,3pt,6, 88 / 1,2,3,4,5A,5B,11,12,13A,13B & 94 / 2B OF SORANCHERI VILLAGE.

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