



TOTAL EXTENT	: 27300 SQ.M
ROAD AREA	: 8850 SQ.M
PLOTTABLE AREA	: 18450 SQ.M
PARK AREA (OSR)	: 1867 SQ.M
PUBLIC PURPOSE PLOTS (1 TO XI)	: 2049 SQ.M
REGULAR PLOTS (1 TO 70)	: 70 NOS
E.W.S. PLOTS (71 TO 107) 1876 SQ.M	: 37 NOS
TOTAL NO. OF PLOTS	: 107 NOS

NOTE:

- SPLAY - 4.5M x 4.5M, 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY
- PARK AREA VIDE GIFT DEED NO:12567/2013, DATED: 29/10/2013.

CONDITIONS:

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE/C, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO:153/1517/2007, DT:10.09.2009 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
- THE PROPOSED RECLASSIFICATION OF LAND SHOULD BE RAISED TO MINIMUM LEVEL OF (+)15.440M UNIFORMLY (i.e. THE TOP LEVEL OF APPROACH ROAD) WITH HARD SOIL TO AVOID INUNDATION DURING FLOODS.
- TO PROVIDE INDIVIDUAL DRIVEN PILES FOR FOUNDATION PENETRATED INTO THE ORIGINAL SOIL STRATA WHERE THE DEPTH TO FILLING REQUIRED IS MORE THAN 1.5M.
- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
- THE FOUNDATION FOOTINGS SHOULD BE PLACED IN THE ORIGINAL SOIL STRATA TO AVOID UNEQUAL SETTLEMENT OF THE SUPERSTRUCTURE.
- THE PILES SHOULD BE WELL INTERCONNECTED WITH AN INTERMEDIATE GRADE BEAMS AT THE FINISHED GROUND LEVEL TO MINIMIZE THE BUCKLING OF COLUMNS.
- THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AS PER REVENUE RECORDS.
- THE PROMOTER SHOULD CONSTRUCT 2 NOS. RCC BOX CULVERT AS EARMARKED IN THE SKETCH AND THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL, BEFORE EXECUTING THE CULVERT. THE PROMOTER SHOULD OBTAIN THE APPROVAL ON THE DESIGN AND DRAWINGS OF CULVERTS FROM WRD CONCERNED OFFICIALS.
- THE SILL LEVEL OF THE PROPOSED RCC BOX CULVERT SHOULD BE MAINTAINED AS (+)H.088M AND SHOULD BE GOT EXECUTED AMIDST THE PRESENCE OF WRD OFFICIALS ONLY.
- THE PROPOSED CULVERT SHALL BE MADE OF RCC BOX CULVERT WITH AN ADEQUATE LENGTH AND MINIMUM VENT (SPAN) SIZE OF 4.00M.
- THE PROMOTER SHOULD CONSTRUCT THE RCC BOX CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE.
- THE PROMOTER SHOULD CONSTRUCT PROTECTION WALL WHEREVER THE CHANNEL IS ADJUTING HIS LANDS INSTEAD OF PROVIDING SET BACK NEAR CHANNEL EDGE, SINCE PROVIDING PROTECTION WALL WOULD ACT AS A FLOOD BARRIER ESPECIALLY INUNDATION POINT OF VIEW.
- THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH EXISTING CHANNEL TO THE DOWNSIDE AYACUT.
- THE IRRIGATION CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER WITHOUT ANY OBSTRUCTIONS TO FACILITATE IRRIGATION IF ANY, TO THE DOWNSIDE AYACUT.
- THE PROMOTER SHOULD NOT INDULGE IN ENCRONCHING ALTER THE WIDTH FIELD CHANNELS AT ANY COURSE OF TIME.
- THE PROMOTER SHOULD NOT CARRY OUT ANY CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
- THE PROMOTER SHOULD PROVIDE RAINWATER-HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
- ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
- THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
- THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
- AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY, SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION.
- THE PROMOTER SHOULD NOT DEVELOP ANY STRUCTURE WITHIN THE 2.00M FROM CHANNEL BOUNDARY STONE.
- THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, IF BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION, THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHATSOEVER.

(II). DR RULE NO: 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS 1 TO XI (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 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO:153/1517/2007, DT:10.09.2009. 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 AREA
- PUBLIC PURPOSE
- E.W.S
- CHANNEL

CONDITIONS:

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

P.P.D NO: 12
L.O 2014
APPROVED
VIDE LETTER NO : L1 / 19536 / 2013
DATE : 01 / 04 / 2014

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos: 175/1, 181/1, 182, 196/1B, 219/2, 226/2,3B & S.No.227/1,2 OF AYANAMBAKKAM VILLAGE.

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