



TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT) : **42046 SQ.M**
ROAD AREA : **12319 SQ.M**
PARK AREA : **3041 SQ.M**
PUBLIC PURPOSE PLOTS (I &II) : **3126 SQ.M**
NO.OF.REGULAR PLOTS (1 TO 182) : **182 Nos**
E.W.S PLOTS (183 TO 285) : **103 Nos**
TOTAL No.OF.PLOTS : **285 Nos**
SHOP SITE : **1 No**

NOTE:

- 1.SPLAY - 1.5M X1.5M , 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. 857/2018, DATE:26/02/2018. @ SRO PADAPPAI

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD.CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F - NADUVEERAPATTU - I / 2017 / M / 05.10.2017, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 8.650M(I.E 1.78M ABOVE THE EXISTING ROAD LEVEL OF (+) 6.87M ABUTTING THE PROPOSED SITE). THE DEPTH OF FILLING VARYING FROM 1.67M TO 2.02M I.E., VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION FROM MADUVU(ADYAR TRIBUTARY)DURING MAXIMUM FLOOD PERIODS.
2. THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+) 8.650M(OR) 1.78M ABOVE THE TOP OF ABUTTING VILLAGE ROAD.
3. THE APPLICANT SHOULD CLEARLY DEMARCATTE THE BOUNDARY OF THEIR LAND AS PER REVENUE RECORDS ESPECIALLY ON SOUTHERN SIDE IN S.F.NOS.110/4B & 87/1A2 WITHOUT ANY ENCR OACHMENT BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN THE PRESENCE OF THE REVENUE AND PWD/WRD AUTHORITIES. PWD/WRD IS GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCR OACH THE PWD/GOVERNMENT LANDS.
4. THE PROPOSED SITE SHOULD BE WELL PROTECTED WITH A FLOOD PROTECTION WALL ALL ALONG THE BOUNDARY ADJACENT TO THE MADUVU ON SOUTHERN SIDE TO SAFEGUARD AGAINST INUNDATION PROBLEMS. ALSO THE APPLICANT SHOULD SPECIFICALLY PROVIDE A CLEAR SETBACK OF 5M WITHIN THEIR LAND ALONG ITS BOUNDARY (S.F.NOS110/4B & 87/1A2 FOR ANY IMPROVEMENT AND MAINTENANCE WORKS MAY BE CARRIED OUT IN FUTURE BY PWD/WRD) ON SOUTHERN SIDE WHICH IS ADJOINING TO MADUVU. ADVANCE INTIMATION SHOULD BE GIVEN TO PWD/WRD OFFICIAL CONCERNED BY THE APPLICANT BEFORE COMMENCEMENT OF ANY WORK. THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER.
5. 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.
6. THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED CHANGED TO ANY OTHERS. BASED ON THE RECORDS SUBMITTED BY THE APPLICANTS THE PERMISSION IS GRANTED. IF ANY DOCUMENTS SEEM TO BE FAKE/MANIPULATED/FABRICATED IN FUTURE THE ABOVE PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE. HENCE, THE APPLICANTS ARE SOLELY RESPONSIBLE OF GENUINETY OF THE DOCUMENTS SUBMITTED.

FALLING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS. PWD/WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED SITE AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND 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 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.

(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 STIPULATED BY PWD IN THEIR LETTER NO.DB / T5(3) / F - NADUVEERAPATTU - I / 2017 / M / 05.10.2017, 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 LOCAL BODY
-  EXISTING ROAD
-  PARK GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE
-  E.W.S
-  SHOP

CONDITION:-

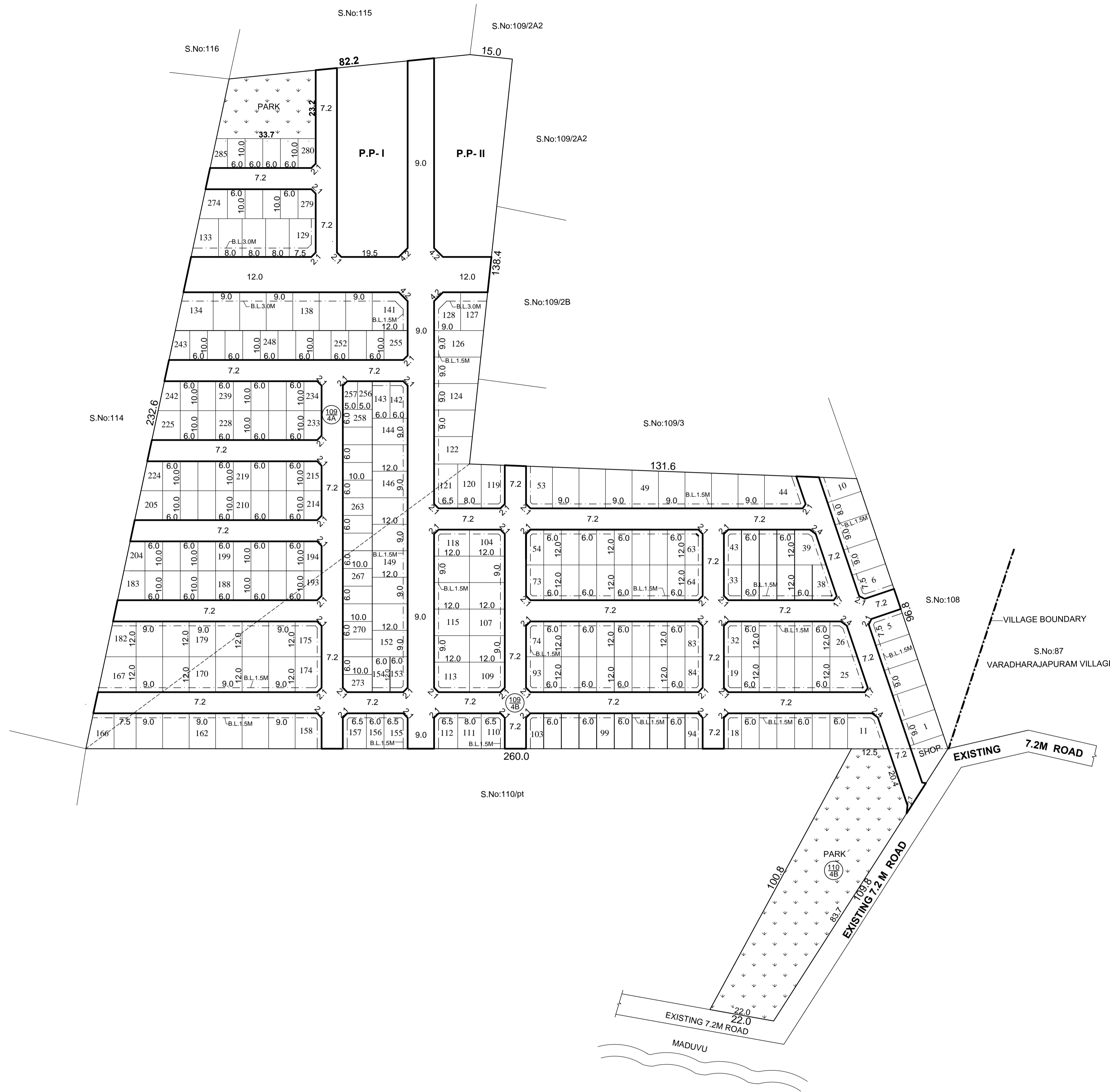
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO 19
L.O 2018
APPROVED

VIDE LETTER NO : L1 / 6802 / 2017
DATED : 28 / 03 / 2018

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION

LAY OUT OF HOUSE SITES IN S.Nos: 109/4A, 4B & S.No.110/4B OF NADUVEERAPATTU VILLAGE.

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