

TOTAL EXTENT (AS ON SITE)	:	32795 SQ.M
ROAD AREA	:	9425 SQ.M
PARK AREA (OSR)	:	2403 SQ.M
PUBLIC PURPOSE PLOTS (I & II)	:	2566 SQ.M
TOTAL NO. OF PLOTS	:	162 NOS
REGULAR PLOTS (1 TO 126)	:	126 NOS
EWS PLOTS (127 TO 162) (2460 SQ.M.)	:	36 NOS
CLUB HOUSE SITE	:	1 NO
COMMERCIAL SITE	:	1 NO

NOTE:

1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 PARK AREA } DOC.NO:442/2018, DATED:02/03/2018, JOINT-II @ SRO, SAIDAPET

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/14932/2012, DATED:20.06.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- 1) THE EXISTING GROUND LEVEL OF THE PROPOSED SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)18.710M [(+17.710M (APPROACH ROAD LEVEL) + 1.00M)] BY USING HARD SOIL UNIFORMLY WITH AN AVERAGE FILLING VARYING FROM 3.90M TO 5.00M TO AVOID INUNDATION DURING HEAVY FLOODS AND AS WELL AS TO TAKE THE PRESSURE INCASE OF FLOODING.
 - 2) THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
 - 3) THE PROMOTERS SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITH IN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED IN THE SITE AT THEIR OWN COST. NO SEWAGE WATER IS LET INTO THE NEARBY COOVUM RIVER.
 - 4) THE PROMOTERS SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
 - 5) THE PROMOTERS SHOULD ALLOW THE PWD / WRD OFFICIALS FOR INSPECTING THE SITE AT ANY TIME DURING EXECUTION.
 - 6) ADVANCE INTIMATION SHOULD BE GIVEN TO PWD / WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
 - 7) THE PROMOTERS SHOULD ABIDE BY RULES AND REGULATION OF PWD / WRD FROM TIME TO TIME.
 - 8) THE WRD HAVE EVERY RIGHTS TO ADDRESS THE CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS RECLASSIFICATION PROPOSAL INCASE OF BREACH OF ANY OF THE CONDITIONS AND IN THAT EVENT THE PROMOTERS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

(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 STIPULATE BY PWD IN THEIR LETTER NO.T5(3)/14932/2012, DATED:20.06.2013. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI) FURTHER THE LOCAL BODY SHOULD ALSO ENSURE COMPLIANCE OF FOLLOWING BEFORE THE SANCTION AND RELEASE OF THE LAYOUT:

(i) THE APPLICANT HAS TO RAISE THE LEVEL OF THE TWO 7.20M WIDE ROADS WHICH EXTEND FROM THE SITE UNDER REFERENCE TO THE ADJACENT LAYOUT ON THE EASTERN SIDE BY PROVIDING GENTLE SLOPE OF NOT LESS THAN 1:25

(ii) THE APPLICANT SHOULD FILL UP THE OSR AREA WHICH LIES CONTIGUOUS TO THE OSR AREA IN THE ADJACENT SITE TO (+)19.23M AS INSISTED BY PWD IN LETTER NO.DB/T5(3)/F-IYANAMBAKKAM/2017 DATED 13.10.2017 FOR THE ADJACENT SITE.

(VII) WHEN NO CONSTRUCTION IS DONE IN S.NO.686/1, AND WHEN THE ROAD BECOMES NECESSARY THE APPLICANT MUST GIFT THE 7.2M WIDE ROAD FROM THE PP. PLOT NO.I. TILL THE NEED FOR LINK ROAD IS FINALLY DECIDED, THE APPLICANT SHOULD NOT MAKE ANY CONSTRUCTION IN THE P.P. PLOT NO.I.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE PLOTS
- E.W.S
- COMMERCIAL
- ERI

CONDITIONS:

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

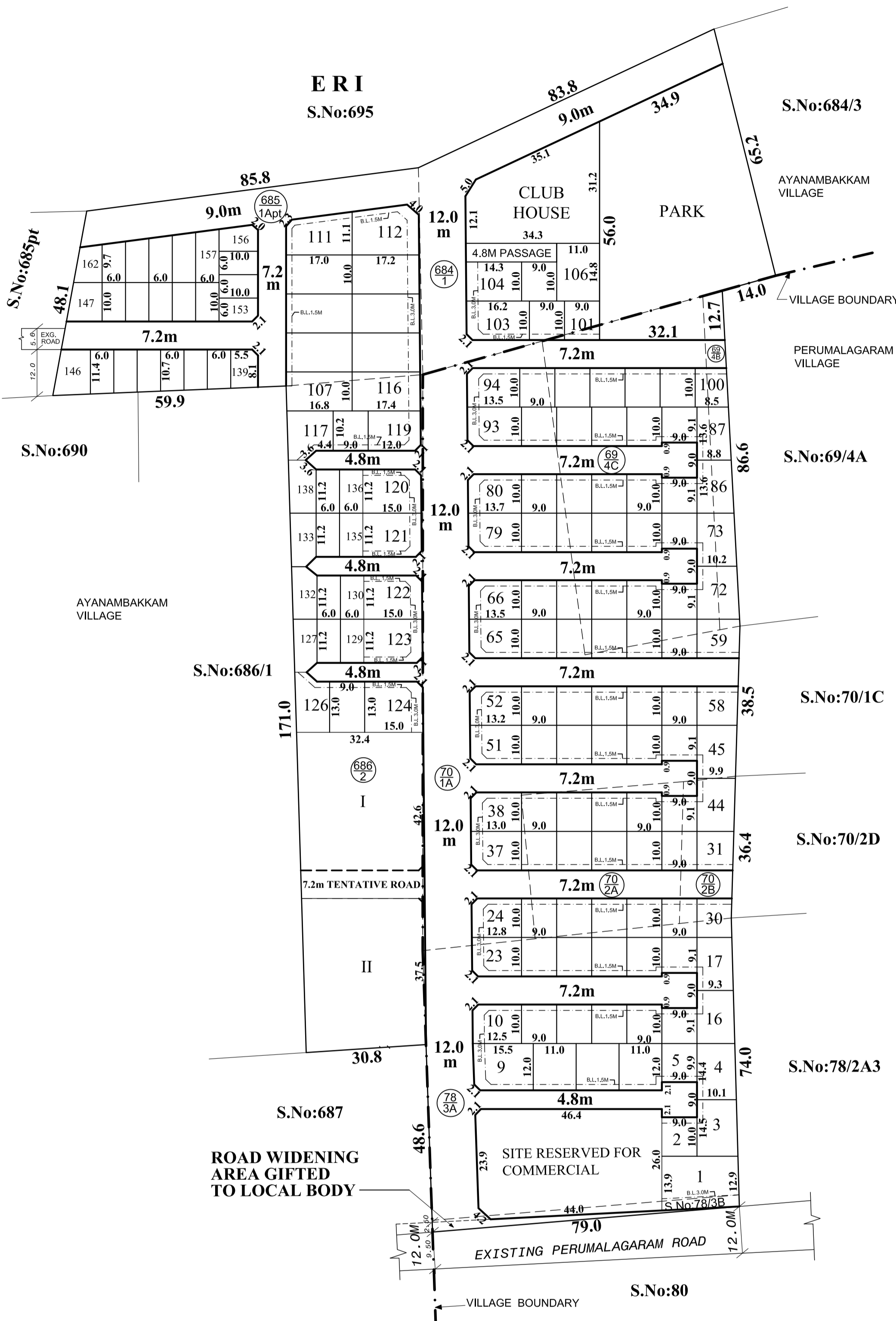
P.P.D NO : **23**
L.O **2018**

APPROVED

VIDE LETTER NO : L1 / 6941 / 2015
DATE : 04 / 04 / 2018

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos: 69/4B,4C, 70/1A,2A,2B, 78/3A,3B OF PERUMALAGARAM VILLAGE & 684/1, 685/1Apt, 686/2 OF AYANAMBAKKAM VILLAGE.

SCALE : 1:300 (ALL MEASUREMENTS ARE IN METRE)