

TOTAL EXTENT (AS PER PATA) : 56590 SQ.M
ROAD AREA : 18412 SQ.M
PARK AREA : 3873 SQ.M
PUBLIC PURPOSE PLOTS (I - III) : 4009 SQ.M
TOTAL NO. OF PLOTS : 308 Nos.
REGULAR PLOTS (1 TO 250) : 250 Nos.
EWS PLOTS (251 TO 308) (3870 SQ.M) : 58 Nos.
SHOP SITE : 4 Nos.
CONVENIENT SHOP : 2 Nos.

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: 7364 / 2018, DATED: 01-06-2018 @ SRO, AMBATTUR

CONDITIONS :

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DBTS(3)JF-0115938000126-1-KOVILPATHAGAI/2017, DATED:08.01.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
 - 1) THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+)24.620M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION FOR A DEPTH VARYING FROM 0.77M TO 1.17M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)24.620M AND 1.6.0.47M ABOVE THE EXISTING APPROACH ROAD ABUTTING THE SITE OF (+)24.150M.
 - 2) THE ALL-ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)24.620M.
 - 3) THE APPLICANT SHOULD PROVIDE SUITABLE SPACE FOR STORM WATER DRAINAGE NETWORK TO DISCHARGE ULTIMATELY INTO FEEDER CANAL.
 - 4) THE APPLICANT SHOULD PROVIDE NECESSARY SPACE FOR PROVIDING COMMON SEWERAGE TREATMENT PLANT AND FOR ITS DISPOSAL AND SHOULD NOT BE LET INTO THE NEARBY CHANNEL ON NORTHERN SIDE OR STORM WATER DRAIN WITHOUT TREATMENT. THE SPECIFIC PRIOR APPROVAL SHOULD BE OBTAINED FROM PWD BEFORE LETTING THE TREATED WATER INTO THE CHANNEL.
 - 5) THE APPLICANT SHOULD PROVIDE SEPARATE SPACE TO COLLECT THE DEBRIS AND GARBAGES WITHIN THE PROPOSED LAYOUT SITE AND THE SAME HAS TO BE DISPOSED OFF AS PER THE NORMS PRESCRIBED BY THE TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND SHOULD NOT BE DUMPED IN THE NEARBY CHANNEL, PUBLIC PLACES ETC..
 - 6) THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME SINCE CHANNEL IS RUNNING ON NORTH SIDE. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITY. PWD/WRD IF GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/ GOVERNMENT LANDS.
 - 7) 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.
 - 8) IF THERE IS A NEED TO CONSTRUCT ALL ROUND COMPOUND WALL THE APPLICANT SHOULD CLEARLY DEMARCAT THE BOUNDARY OF HIS LAND SPECIFICALLY ON NORTHERN SIDE BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD AUTHORITIES CONCERNED WITHOUT FAIL.
 - 9) THE WIDTH OF THE CHANNEL EARMARKED IN THE FMB SKETCH SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE CHANNEL. THE APPLICANT SHOULD ENSURE THAT THE FLOW SHOULD NOT BE AFFECTED AT ANY COST EVEN AFTER IN CASE OF TRANSFER OF THE LAND TO ANY THIRD PARTY SUCH THAT THE PARTY SHOULD FOLLOW THE CONDITIONS LAID WITHOUT FAIL.
 - 10) THE APPLICANT SHOULD GIVE AN UNDERTAKING IN WRITING TO THE EFFECT THAT THE ABOVE PROPOSAL WILL NOT OBSTRUCT IN CASE ANY MAINTENANCE/IMPROVEMENT/DEVELOPMENT WORKS AS PER REVENUE RECORDS (FMB) ARE TO BE CARRIED OUT BY PWD/WRD IN PERIODICALLY & FUTURE.
 - 11) THE APPLICANT SHOULD PROVIDE A PUCCA COMPOUND WALL ALL ALONG THE BOUNDARY OF CHANNEL AS PER REVENUE RECORDS (FMB). THE PWD/WRD OFFICIALS AND MACHINERIES SHOULD BE ALLOWED INSIDE FOR CARRYING OUT MAINTENANCE/PERIODICAL WORKS IN CHANNEL WITHOUT ANY OBJECTIONS.
 - 12) THIS 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 APPLICANT IS SOLELY RESPONSIBLE OF GENUINITY OF THE DOCUMENTS SUBMITTED.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE PERMISSION ON 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 TO III (VZ, 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 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.DBTS(3)JF-0115938000126-1-KOVILPATHAGAI/2017, DATED:08.01.2018, 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
- E.W.S
- CHANNEL
- C.S & SHOP SITE

CONDITIONS:

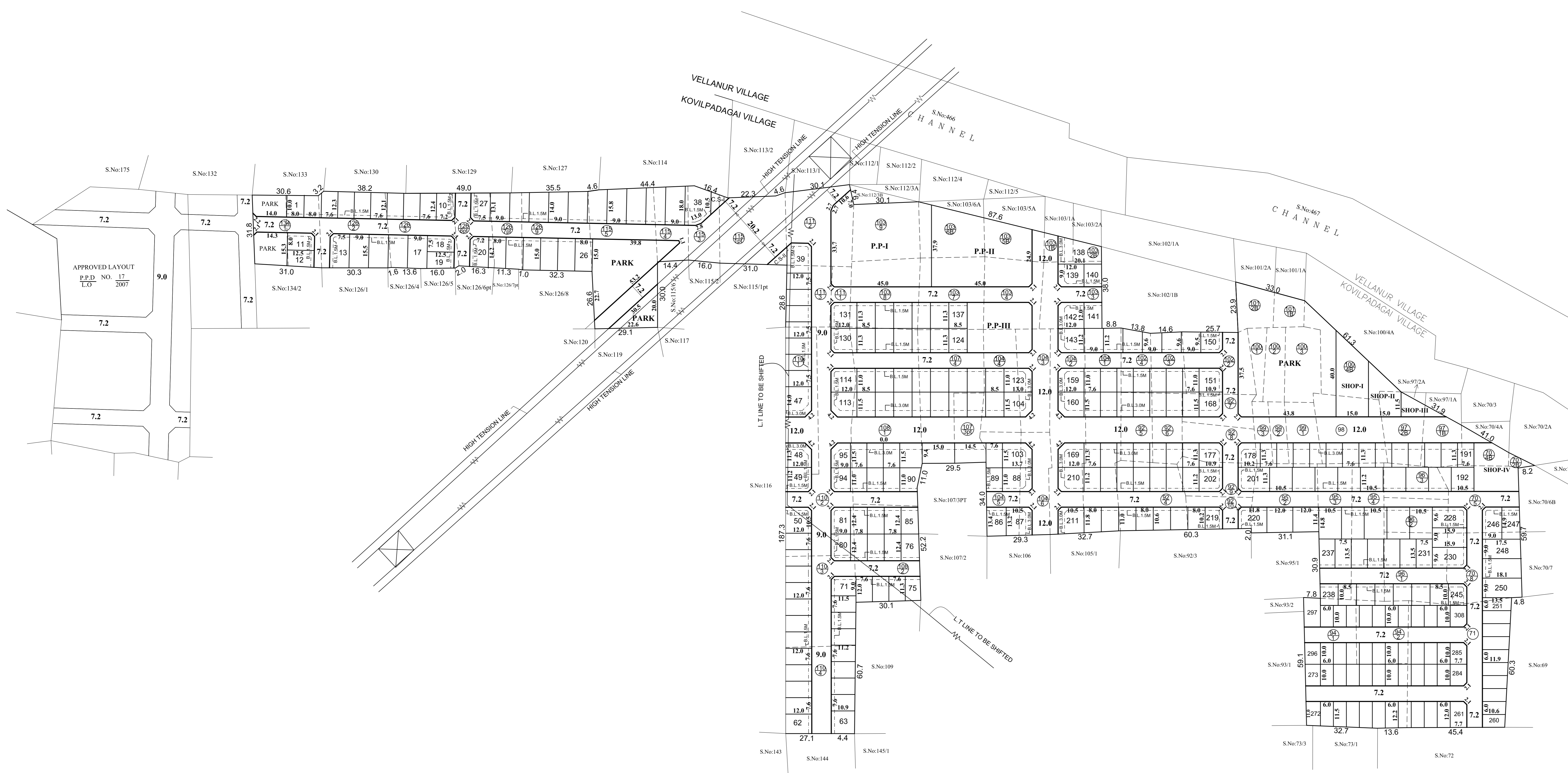
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : 43
 L.O : 2018

APPROVED
 VIDE LETTER NO : L1 / 12608 / 2017
 DATE : 20 / 06 / 2018

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FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



AVADI GREATER MUNICIPALITY

LAYOUT OF HOUSE SITES IN T.S.Nos: 1/4,3,6,7,8,9,10,11,12,13,14,15, 2/6pt,7,8,9pt, 3/1,2,7,8,9pt,10,11, 4/1pt,2pt, 5/1,6,7,10,15,16pt,17,18, 6/3,4,5,6,7,8,9,10,11, 7/1,2,5,6pt,8,9,12,13,14,15, 8/17,18,21,22,

(OLD S.No:70/2B,4B,5,8, 71, 92/4,5,6,7,8,9,10, 94/1,2, 95/2,3,4, 96/1,2,3, 97/1B,2B, 98, 99/1,2,3, 100/1,2,3,4B, 101/1B,2B, 102/2,3,4, 103/1B,2B,3,4,5B,6B,7,8,9, 104/1,2,3,4,5,6, 107/3pt,4, 108/1,2, 110/1,2,3,4, 111/1,2,3, 115/1pt,3,4,5, 126/2,3,6pt,7pt,9, 134/1), BLOCK No:21 & 22, WARD-C OF KOVILPADAGAI VILLAGE.

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