



<b>TOTAL EXTENT (AS PER DOCUMENT)</b>	<b>: 52940 SQ.M</b>
<b>ROAD AREA</b>	<b>: 17388 SQ.M</b>
<b>PARK AREA</b>	<b>: 3820 SQ.M</b>
<small>(PARK-4 AREA (183 SQM) TO BE GIFTED - SEE THE CONDITION NO.VI)</small>	
<b>PUBLIC PURPOSE PLOTS (I-V)</b>	<b>: 3597 SQ.M</b>
<b>TOTAL NO. OF PLOTS</b>	<b>: 305 NOS</b>
<b>REGULAR PLOTS (1 TO 152)</b>	<b>: 152 NOS</b>
<b>EWS PLOTS (153 TO 305) (10911 SQ.M - 31%)</b>	<b>: 153 NOS</b>
<b>SHOP SITE</b>	<b>: 8 NOS</b>
<b>CONVENIENT SHOP</b>	<b>: 1 NO</b>

**NOTE:**

1. SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
4. PARK-1,2,3 AREA DOC.NO: 5169/2018, DATED:24.08.2018 @ SRO, TAMBARAM
5. PARK-4 AREA TO BE HANDED OVER TO THE LOCAL BODY

**CONDITIONS:**

(1) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/ T5 (3) / F - 001294 & 003499 - INUNDATION -TAMBARAM/2018/ 30.04.2018. ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

1. The existing ground level of the site should be raised to a minimum level of (+)11.570m (i.e.0.60m above the existing B.T.Road level as (+) 10.97m with depth of filling of earth varying from 1.660m to 3.320m and compaction of not more than 0.30m depth to achieve the required degree of compaction over the entire area of the applicant site.
2. The all-round pavement level within site should not be less than at (+) 11.570m. The applicant should provide all-round and interior storm water drainage network. So that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drain abutting & crossing the applicants site (channel S.F.Nos.167/1-Ch-W,168/3-Ch-N,178-Road -S,190/2-Ch-E, 208/2-Ch-W&220-Ch-E) Should be completely desilted and resctioned by constructing retaining wall on either side of the channel as per the FMB at their own cost. The bed level of the above channel should be ascertained and resorted before commencing the development activity in presence of the Executive Engineer, moreover the width of entire field channel as per revenue records (FMB) within the applicants land should be maintained properly without any change at any cost. Also the applicant should provide emergency pumping operation for the sewage water if it is proposed to have basement floor. The storm water drainage channel of size 0.60x0.90m should be constructed in proposed road side at the bed level of (+)9.750m.
3. There is no defined surplus course for Tambaram periyar Eri. The field channels and ayacut lands are acting as surplus course. Hence, the applicant should form a separate designed surplus course for free flow of water at their own cost and the applicant must apply separately with WRD and to remit the cost to WRD. The WRD will collect the cost of formation of the surplus course from the applicant and execute as deposit work.
4. The applicant should prepare the layout proposal by considering the internal storm water drainage net work, rainwater harvesting and sewerage alignment & debris & Garbages and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and at any cost sewage, debris & garbages should not be let into field channel.
5. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work.PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD/Government Lands.
6. The applicant should not be objected at any time for the maintenance work/improvements work of the channel to be carried out by PWD/WRD.
7. No encroachment activities should be encouraged in the existing field channels running across the applicant land and it should be maintained as it conditions as per Revenue Records(FMB). The applicant should maintain the measurement of the channel in S.F.Nos.167/1-Ch-west, 168/3-Ch- North, 178-Road-South, 190/2 - Ch - East, 208/2 - Ch - West & 220 - Ch - East . The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
8. The Government field channel stretch abutting the applicant boundary S.F.Nos 167/1-Ch - West, 168/3-Ch-North, 178 -Road-South,190/2 - Ch - East, 208/2-Ch - West & 220 - Ch - East should be marked as per FMB and monitored and maintained by the applicant at their own cost. The Width of the channel should be maintained without encroachment as per revenue records and the hydraulic parameters of the field channel should maintained. The applicant should make necessary periodical arrangements for free flow of water through the existing channel to the downside area within the proposed layout site. Also the applicant should de-silt the channel periodically and remove the obstruction then and there without any hindrance for free flow of water at their own cost within the proposed land, after the completion of project
9. The applicant should clearly demarcate the boundary of their land before the commencement of any developmental activities in presence of Revenue Records and PWD/WRD authorities concerned without fail and should not encroach the channel abutting the land and should be maintained as available in the FMB.
- 10.The applicant should not carry out any cross masonry structures across the channel without prior permission from PWD/WRD.
- 11.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 NOC is issued only based on the documents submitted by the applicant and the applicant is fully responsible of genuinity of the documents submitted.
- 12.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.

Failing to comply with any of the above conditions,PWD/WRD reserves the rights to withdraw the Technical opinion report 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 as well as legal entity.  
 (II) DR RULE NO: 29 (8)  
 THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO V (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 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 WRD, PWD IN THEIR LETTER NO.DB/ T5 (3) / F - 001294 & 003499 - INUNDATION-TAMBARAM/2018/ 30.04.2018, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.  
 (VI) LOCAL BODY SHOULD TAKE OVER THE PARK - 4 AREA AS SHOWN IN THE LAYOUT PLAN BEFORE SANCTION AND RELEASE OF THE LAYOUT.

**LEGEND:**

- |   |                        |
|---|------------------------|
| — SITE BOUNDARY                         | — PUBLIC PURPOSE PLOTS |
| — ROADS GIFTED TO THE LOCAL BODY        | — EWS                  |
| — EXISTING ROAD                         | — CHANNEL              |
| — PARK - 1,2,3 GIFTED TO THE LOCAL BODY | — COMMERCIAL           |
| — PARK - 4 AREA TO BE GIFTED            | — NO DEVELOPMENT AREA  |

**CONDITIONS:**

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

**P.P.D** NO : **61**  
**L.O** : **2018**  
**APPROVED**  
 VIDE LETTER NO : L1/369/2018  
 DATE : 01/10/2018

**OFFICE COPY**

FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



# TAMBARAM GREATER MUNICIPALITY

LAYOUT OF HOUSE SITES IN OLD S.Nos: 168/2A,2B,2C, 169/1,2B, 170/2, 171/1, 172/3, 179/1A,1B1,1B2B,2A,2B1,2B2, 180/1A, 181/1, 2, 182, 183/1,2,3, 184, 185/1, 190/1Cpt, 191/1, 192/1,2,3A,3B,3C, 194/1, 208/1Cpt, 1D, 209/1, 219/1, 221, 222/2Apt, 2Bpt, 3pt, 4pt, 5pt, PRESENT T.S.Nos.1/6pt, 2/2, 3/4, 4/1, 5/1, 6/1pt, 7/9, 11/2, 14/1pt, 17/1pt, & 18/1 BLOCK NO. 41, WARD - D OF TAMBARAM VILLAGE.

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