

TOTAL EXTENT = 16147 Sq.M
ROAD AREA = 5174 Sq.M
PARK AREA = 1108 Sq.M
PUBLIC PURPOSE PLOTS (I TO III) = 1113 Sq.M
TOTAL NO. OF PLOTS = 95 Nos
REGULAR PLOTS (1 TO 73) = 73 Nos
EWS PLOTS (74 TO 95) (1288 SQ.M) = 22 Nos

NOTE:

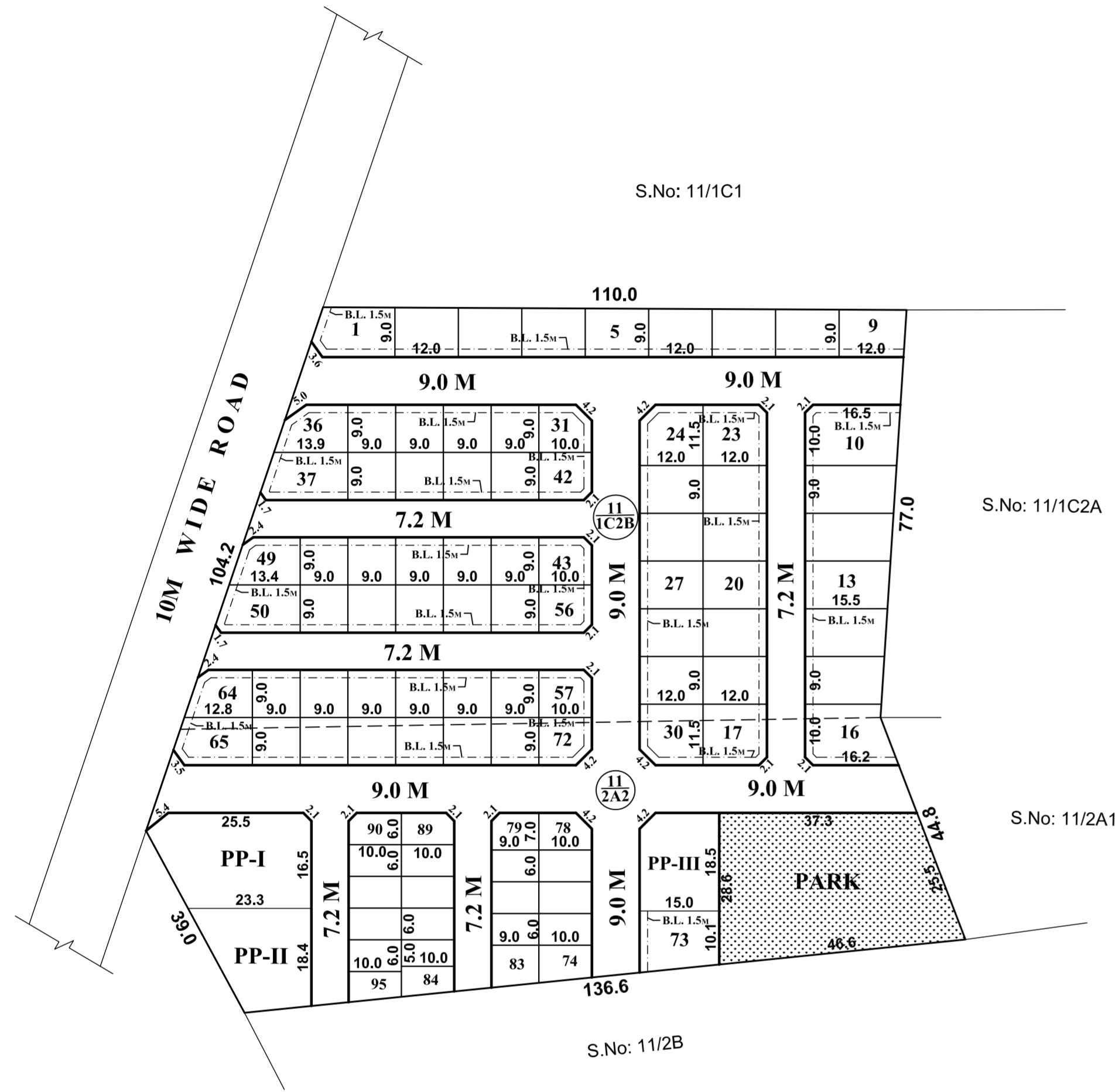
- SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE
 PARK AREA } GIFT DEED DOC.NO: 18820 / 2018, DATED: 13.12.2018 @ SRO, KUNRATHUR

CONDITIONS :

- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/F-INUNDATION-MEPPUR/2018/M/31.12.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
 - THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+)23.760M 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 0.92M TO 0.95M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)23.760M AND i.e 0.60M ABOVE THE EXISTING MEPPUR THANGAL MAIN ROAD ABUTTING THE SITE AS (+) 23.160M.
 - THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+)23.760M. THE APPLICANT SHOULD PREPARE THE PROPOSED LAND FOR LAYOUT BY CONSIDERING THE INTERNAL STORM WATER FRAINAGE NET WORK (ALROUND & CROSS), RAINWATER HARVESTING AND SEWERAGE ALIGNMENT & DEBRIS & GARBAGES AND OTHER SOLID WASTER MMANAGEMENT AS PER NORMS IN EXISTENCE WITHIN THE APPLICANT LAND ITSELF & AT THEIR OWN COST ACCORDING TO THE EXISTING RULES IN FORCE AND ST ANY COST SEWAGE, DEBRIS & GARBAGES SHOULD NOT BE LET INTO NEARBY CHANNEL. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT FLOOR AND AS WELL AS DEWATERING ARRANGEMENTS DURING FLOOD PERIODS.
 - THE APPLICANT SHOULD CLEARLY DEMARCAT THE BOUNDARY OF THEIR LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCROACH THE ROAD & APPLICANT LAND BOUNDARY SHOULD BE MAINTAINED AS IT IS IN THE REVENUE RECORDS. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
 - IF THE APPLICANT NEEDS TO CONSTRUCT A PERMANENT COMPOUND WALL ON THE ALLROUND BOUNDARY OF THE APPLICANT LAND, IT HAS TO BE CONSTRUCTED ONLY AFTER DEMARCATING THE BOUNDARY IN PRESENCE OF THE REVENUE OFFICIALS.
 - THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHARGED 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 NOC WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE. HENCE, THE APPLICANT IS SOLELY RESPONSIBLE OF GENUINETY OF THE DOCUMENTS SUBMITTED.
 - THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER IF NECESSARY. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCE 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.
 - THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FORM TIME TO TIME. THE APPLICANT SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE & CENTRAL GOVERNMENT FROM TIME TO TIME.
 - THE APPLICANT SHOULD DO PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVAL STRUCTURAL ENGINEER FOR THE PROPOSED BUILDING. THE PWD/WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR INUNDATION POINT OF VIEW. THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED BUILDING, AT ANY COST AND PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED BUILDING CONSTRUCTION.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITH DRAW THE TECHNICAL OPINION WITH NOC ON INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED SITE AND IN EVENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.
- (II). DR RULE NO: 29 (8)
 THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS 1 TO III (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)/F-INUNDATION-MEPPUR/2018/M/31.12.2018. 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 PLOTS
- E.W.S



POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 11/1C2B & 11/2A2 OF MEPPUR VILLAGE.

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

CONDITIONS:

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

P.P.D NO : **17**
L.O 2019
APPROVED
 VIDE LETTER NO : L1 / 15278 / 2018
 DATE : 05 / 02 / 2019

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

