

TOTAL EXTENT (AS PER DOC.) = 37069 SQ.M
ROAD AREA = 11124 SQ.M
PARK AREA = 2655 SQ.M
PUBLIC PURPOSE AREA (1%) = 261 Sq.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 130 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 131 Sq.m
REGULAR PLOTS (1 TO 186) = 186 Nos
E.W.S. PLOTS (187 TO 228) 2600 SQ.M = 42 Nos
NO. OF PLOTS = 228 Nos
SHOP SITE = 1 No.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | | |
|---|---|---|
| □ | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO: 10796 / 2021, DATED: 30 / 07 / 2021 @ SRO, AVADI |
| □ | PARK AREA | |
| □ | PUBLIC PURPOSE AREA-1 | |
| □ | PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | |

CONDITIONS :

- THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE, PWD., WRD., CHENNAI REGION, CHEPAUK, CHENNAI -5. LETTER NO.DB/TS(3)/ F- I & C - THIRUNINRAVUR - B VILLAGE-II / 2021/ M / 25.01.2021 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
 - 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 (+) 22.300 (i.e 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+)21.700M ABUTTING THE PROPOSED SITE).
 - THE ALL-ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+)22.300M. 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/DRAINS.
 - THE APPLICANT SHOULD TAKE PROTECTIVE MEASURES TO AVOID ENTRY OF STORM WATER FROM THE ROAD.
 - THE SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE CHANNEL AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.
 - THE APPLICANT SHOULD CONSTRUCT THE PROPOSED RCC BOX CULVERT AT THEIR OWN COST. THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED CULVERT, AT ANY COST THE PWD/WRD WILL NOT BE HELD RESPONSIBLE FOR DESIGN AND DRAWING ADOPTED FOR PROPOSED CONSTRUCTION OF RCC BOX CULVERT.
 - THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE GOVERNMENT LAND WITHOUT PRIOR PERMISSION FROM PWD/WRD.
 - THE PROPOSED BOX CULVERTS SHALL BE MADE UP OF RCC BOX TYPE WITH A MINIMUM VENT INNER SIZE OF 9.0M WIDTH OF 9.0M AND HEIGHT OF 1.04M WELL WITHIN THEIR BOUNDARY. THE SIZE & SILL LEVEL OF THE PROPOSED RCC CULVERT SHOULD BE MAINTAINED AS MENTIONED BELOW IN THE SPECIFIED S.F.NO.
 - THE CONSTRUCTION OF ABUTMENT, WING WALL, RETURN WALL ETC., SHOULD BE CONSTRUCTED FOR EACH OF THE ABOVE PROPOSED CULVERT SHOULD BE CONSTRUCTED WELL WITHIN THE APPLICANTS LAND ON EITHER SIDE. MOREOVER THE WIDTH OF THE GOVERNMENT LAND AS PER REVENUE RECORDS SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
 - THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THIS OWN COST.
 - THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE DEBRIS & GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENT CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY WATER BODIES.
 - THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT WATER BODY LAND AND CLEARLY DEMARCAT THE BOUNDARIES BEFORE STARTING DEVELOPMENTAL ACTIVITIES.
 - THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/WRD FROM TIME TO TIME.
 - THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED / MODIFIED / CHANGED TO ANY OTHERS.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD / WRD RESERVES THE RIGHT WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS THE GOVERNMENT LAND IN THE ABOVE SURVEY NO., & AS WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.
- TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED:31.01.2020.
 ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR 'PUBLIC PURPOSE'. WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.
 - TNCDBR-2019, RULE NO.47 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE No.41, DATED:31.01.2020
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.
 - TNCDBR-2019, RULE NO:47 (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 CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.
 - LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO.DB/TS(3)/ F- I & C - THIRUNINRAVUR - B VILLAGE-II / 2021/ M / 25.01.2021, AND SHALL OBTAIN A LETTER FROM WD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
 - NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK (OSR) GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S
- SHOP SITE
- CHANNEL
- NO DEVELOPMENT AREA

This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

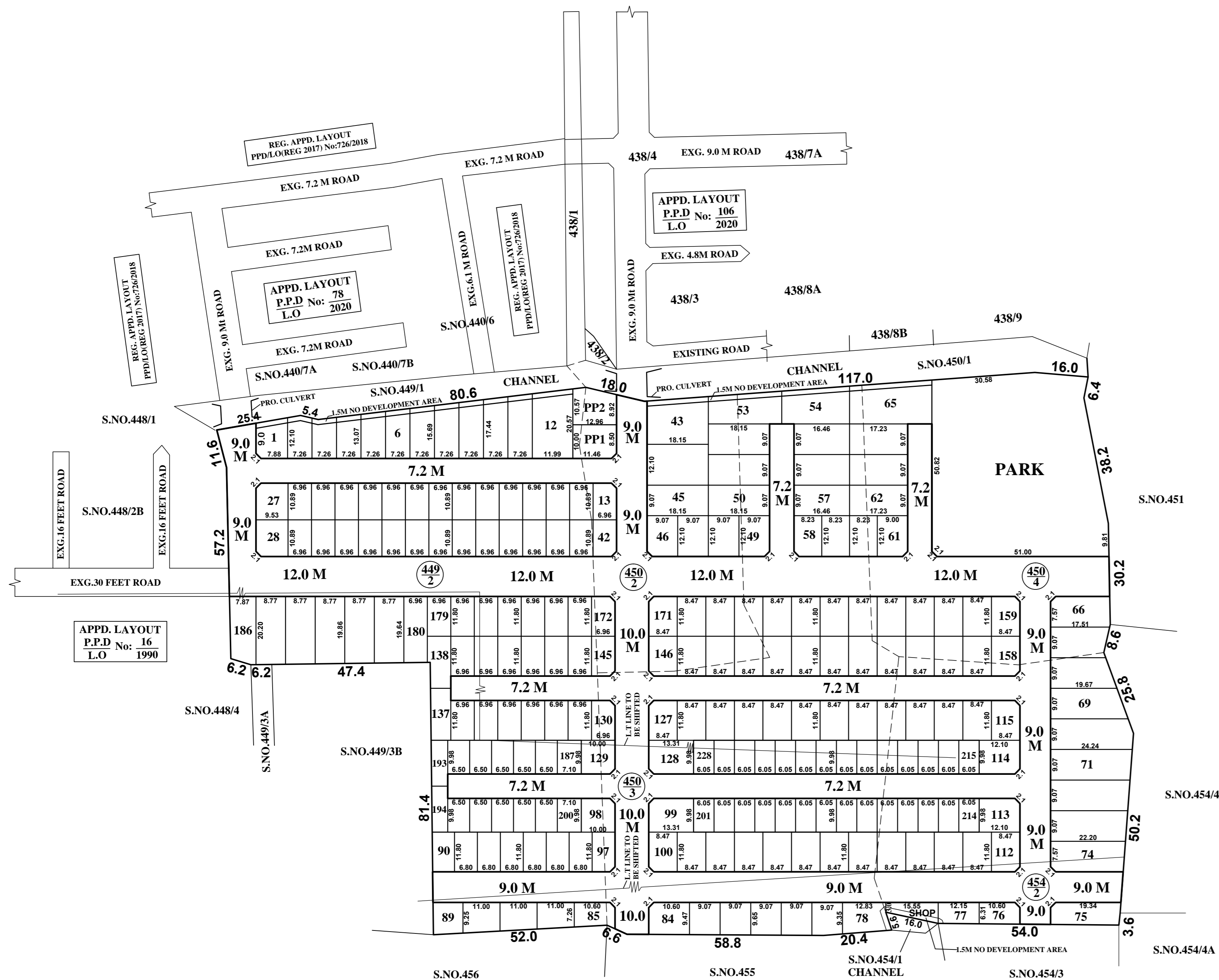
CONDITIONS:

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

P.P.D NO : 131
L.O NO : 2021
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0004 / 2021
 DATE : 09 / 09 / 2021

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FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 449 / 2, 450 / 2, 3, 4 AND 454 / 2 OF THIRUNINRAVUR-'B' VILLAGE.

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

