

SITE EXTENT (AS PER APPROVED LAYOUT) : 890 SQ.M

NO.OF.PLOTS (RESIDENTIAL) : 5 Nos.



PUBLIC PURPOSE AREA (1%) : 12 SQ.M

(P.P-I HANDED OVER TO THE LOCAL BODY (0.5%) -6 SQ.M)

(P.P-II HANDED OVER TO THE TANGEDCO (0.5%) - 6 SQ.M)

NOTE:

1.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

2.  PUBLIC PURPOSE AREA-I } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.10386/2021, DATED: 14.09.2021 @ SRO REDHILLS.
 PUBLIC PURPOSE AREA-II (RESERVED FOR TANGEDCO)

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/19578/2007, DATED:14.05.2008 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- 1) THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCROACHMENT AS PER REVENUE RECORDS AND A MINIMUM OFFSET OF 1.50M SHOULD BE MAINTAINED SOUTHERN SIDE BOUNDARY OF THE CHANNEL (i.e.) ABUTTING THE SAID LAND.
- 2) THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN SIDE AYACUT.
- 3) THE IRRIGATION CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER WITHOUT ANY OBSTRUCTIONS TO FACILITATE IRRIGATION TO THE DOWNSIDE AYACUT.
- 4) THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD.
- 5) THE PROMOTER SHOULD PROVIDE ADEQUATE RAINWATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
- 6) THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
- 7) THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF PWD FROM TIME TO TIME.
- 8) THE PROMOTER SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT OF THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED.
- 9) THE PERMISSION GRANTED IN LIABLE TO BE REVOKED. IF BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION, THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHAT SO FAR.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.T5(3)/19578/2007, DATED:14.05.2008. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III) THE PLOT OWNERS SHALL NOT LET OUT WASTE WATER OR SOLID WASTE INTO THE CHANNEL PORTION. THIS MUST BE INCLUDED AS CONDITION IN THE SALE DEED.





(IV) TNCDDBR-2019 RULE NO: 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.1.2020 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.

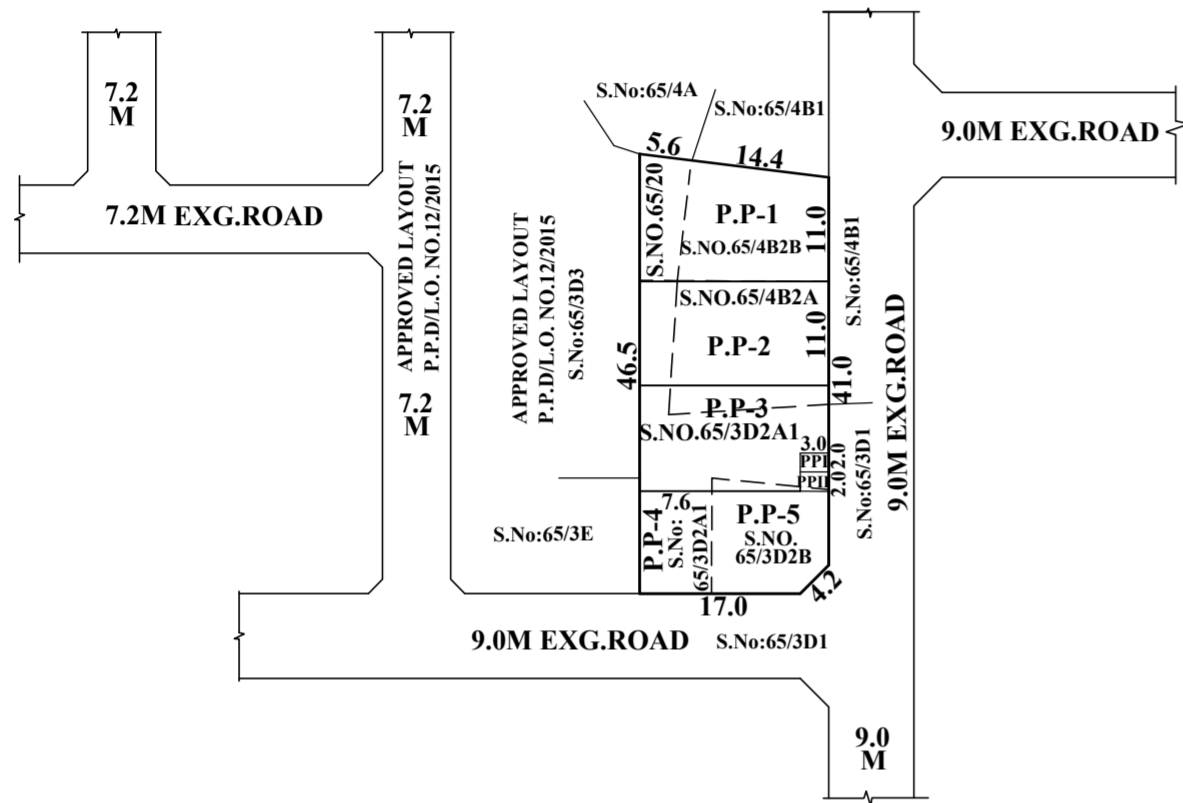
(V) TNCDDBR-2019, RULE NO: 47 (11)

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.

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

-  SITE BOUNDARY
-  EXISTING ROAD
-  PUBLIC PURPOSE-I GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE-II GIFTED TO TANGEDCO



CONDITION:

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

P.P.D NO : 154
L.O : 2021

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0072 / 2021

DATE : 13 / 10 / 2021

OFFICE COPY

**FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY**

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

PUZHAL PANCHAYAT UNION

SKETCH SHOWING THE SUB DIVISION OF PUBLIC PURPOSE PLOT No. II LYING IN THE APPROVED LAYOUT P.P.D/L.O.No.12/2015 INTO RESIDENTIAL PLOTS IN S.Nos.65/3D2A1, 3D2B, 4B2A, 4B2B & S.No.65/20 OF ATHIVAKKAM VILLAGE.

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

