

TOTAL EXTENT (AS PER PRO.LAYOUT PLAN) : 24171 Sq.M
ROAD AREA : 10223 Sq.M
PARK (OSR) : 1442 Sq.M
PUBLIC PURPOSE AREA (1%) : 143 Sq.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 73 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) - 70 Sq.m
TOTAL NO. OF PLOTS : 113 Nos.
REGULAR PLOTS (1 TO 88) : 88 Nos.
EWS PLOTS (89 TO 113) (1443 Sq.M) : 25 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
4. PARK
5. PUBLIC PURPOSE-1 (0.5%)
6. PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC.NO:170/2021, DATED:11.01.2021 @ SRO,TAMBARAM.

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/TS(3)/ F-1 - NEDUGUNDRAM VILLAGE -II / 2020 / M / 22.01.2021, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. 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 (+) 24.200. (i.e 0.60m above the existing road level of (+) 23.600m abutting the proposed site).
2. The all round pavement level during construction within the site should not be less than of (+) 24.200m. 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.
3. The applicant should clearly demarcate the boundary of their lands as per revenue records without any encroachment before the commencement of any developmental activities in the presence of the Revenue and PWD/WRD authorities.
4. The site should be filled to the height as shown in the statement above to avoid inundation. The process of earth filling and compaction should be done only after the erection of foundation footings.
5. The promoter should provide rain water harvesting arrangements in the site at his own cost.
6. The promoter should provide dewatering arrangements to bail out the water within the premises and necessary drainage facilities must be suitably provided.
7. The promoter should make arrangements to collect the debris & garbages with in 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 body.
8. Necessary sewerage treatment arrangements should be provided as per pollution control board norms.
9. The promoter should abide by rules and regulations of PWD/WRD from time to time.

Failing to comply with any of the above conditions, PWD/ WRD reserves the rights to withdraw the report on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever.

(II) TNCDBR-2019 RULE NO. 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) 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.

(III) 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.

(IV) TNCDBR-2019, RULE NO-47 (11)

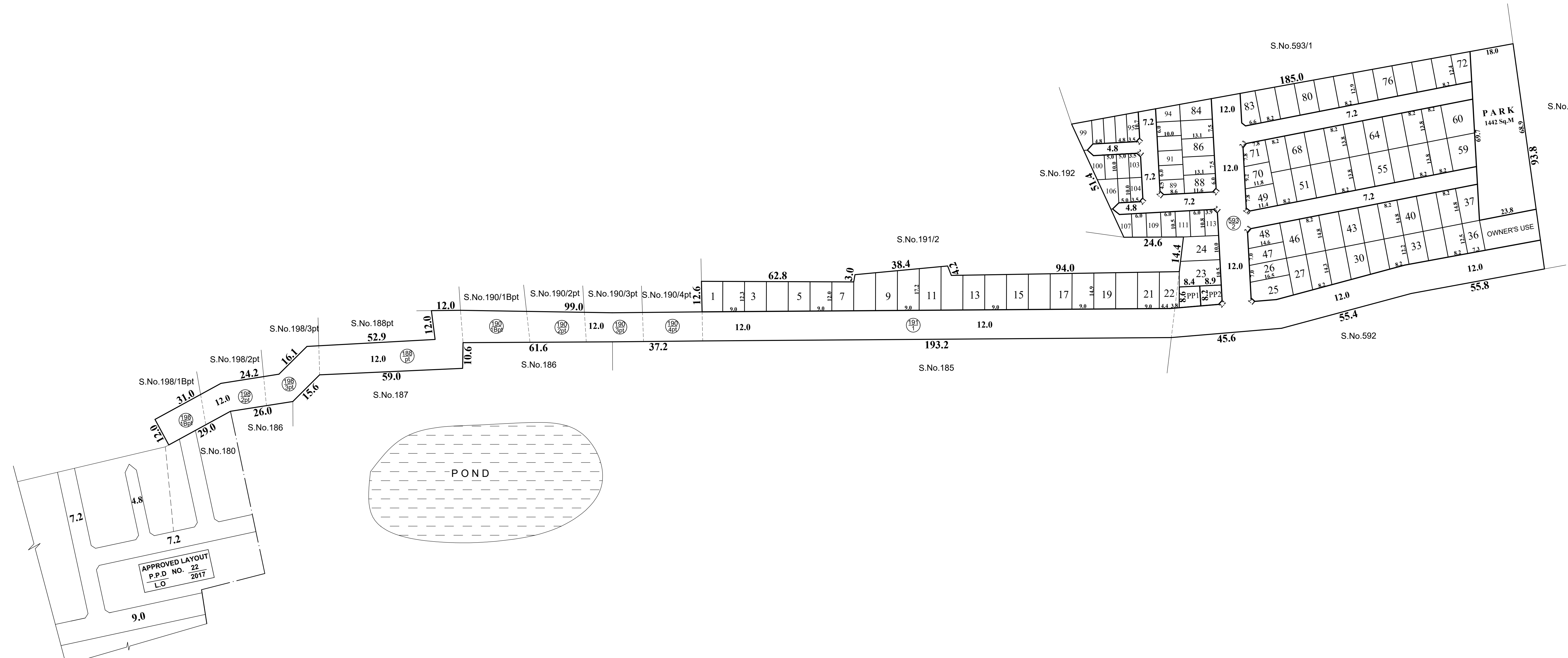
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/ F - 1- NEDUGUNDRAM VILLAGE-II / 2020 / M / 22.01.2021, AND SHALL OBTAIN A LETTER FROM PWD 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
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO THE LOCAL BODY
- E.W.S
- PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO
- WATER BODY



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

P.P.D NO : 27
L.O 2021

APPROVED
 VIDE LETTER NO : L1 / 20639 / 2019
 DATE : 26 / 02 / 2021

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



KATTANKOLATHUR PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos. 188pt, 190/1Bpt, 2pt, 3pt & 4pt, 191/1, 198/1Bpt, 2pt & 3pt AND 593/2 OF NEDUNGUNDRAM VILLAGE.

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