

TOTAL EXTENT (AS PER APPROVED PLAN) : **3049 Sq.M**
ROAD AREA : **547 Sq.M**
PUBLIC PURPOSE PROVIDED (1%) : **27 Sq.M**
PUBLIC PURPOSE-1 :13.5 SQ.M
PUBLIC PURPOSE-2 :13.5 SQ.M
TOTAL NO. OF PLOTS : **19 Nos**

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

	ROAD AREA	}	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 3138/2022, DATED: 07.12.2022 @ SRO,CHENNAI SOUTH JOINT II.
	PUBLIC PURPOSE-1		
	PUBLIC PURPOSE-2 (RESERVED FOR TANGEDCO)		

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, PWD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)F-PERUMALAGARAM-I/2018/M/18.01.2018. 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 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 17.840M. THE DEPTH OF FILLING VARYING FROM 2.880M TO 3.00M (i.e) VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION DURING MAXIMUM FLOOD PERIODS.
 - 2) THE APPLICANT SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED AS THE SITE IS RELATIVELY AT A LOWER LEVEL AND MORE PRONE TO INUNDATION.
 - 3) THE APPLICANT PROTECTIVE MEASURES SHOULD BE TAKEN TO AVOID ENTRY OF STORM WATER FROM THE ROAD.
 - 4) 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.
 - 5) THE APPLICANT SHOULD PROVIDE RAINWATER - HARVESTING ARRANGEMENTS IN THE SITE PROPOSED AT HIS OWN COST.
 - 6) THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
 - 7) THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
 - 8) THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT CHANNEL LANDS IN SURVEY NO.428/2B ETC., AND CLEARLY DEMARCATÉ BOUNDARIES BEFORE STARTING DEVELOPMENT ACTIVITIES.
 - 9) ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD OFFICIALS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO ABOVE PROPOSED SITE AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND LEGAL ENTITY.

(II) 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.

(III) 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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY WRD, PWD IN THEIR LETTER NO. DB/T5(3)F-PERUMALAGARAM-I/2018/M/18.01.2018. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

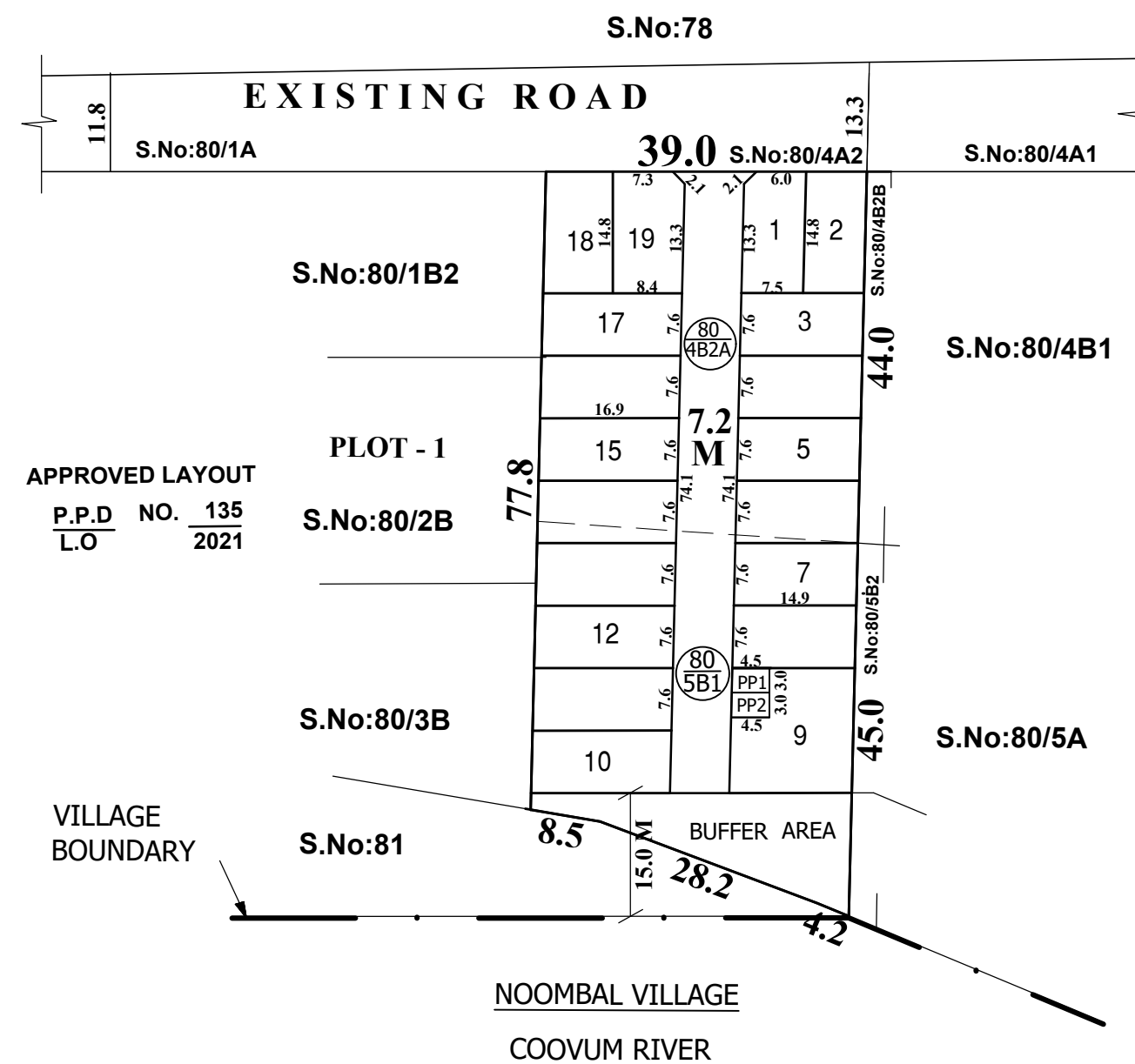
(V)THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

© 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 LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO 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 APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO : 187
L.O 2022

APPROVED

VIDE LETTER NO : LAYOUT-1/10511/2022

DATE : 20 / 12 / 2022

OFFICE COPY

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



THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No: 80/4B2A & 5B1 OF PERUMALAGARAM VILLAGE

(THIS REVISER EARLIER APPROVED LAYOUT PPD/LO No.135/2021 DATED 17.09.2021)

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