

TOTAL EXTENT (AS PER DOCUMENT)	: 42492 SQ.M
ROAD AREA	: 13680 SQ.M
PARK AREA	: 2895 SQ.M
PUBLIC PURPOSE AREA (1%)	: 288 SQ.M
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 145 SQ.M)</small>	
<small>(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 143 SQ.M)</small>	
REGULAR PLOTS (1 TO 211)	: 211 Nos.
E.W.S.PLOTS (2993 SQ.M) (212 TO 252)	: 41 Nos.
TOTAL No.OF.PLOTS	: 252 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| <ul style="list-style-type: none"> ROAD AREA PARK AREA PUBLIC PURPOSE AREA-1 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.18328/2022, DATED: 30.12.2022, @ SRO AMBATTUR. |
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CONDITIONS:

(I) THE 23 Nos. OF CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-1 & C - AMBATHUR/2017/ 05.10.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

- THE GOVERNMENT FIELD CHANNEL STRETCH ABUTTING THE BOUNDARY S.F.No.504 AND CROSSING THE PROPOSED LAND WITHIN THE APPLICANTS LAND S.F.No.549 & 339 SHOULD BE MARKED AS PER FMB AND MONITORED AND MAINTAINED BY THE APPLICANT AT THEIR OWN COST. THE WIDTH OF THE CHANNEL SHOULD BE MAINTAINED WITHOUT ENCROACHMENT AS PER REVENUE RECORDS AND THE HYDRAULIC PARAMETERS OF THE FIELD CHANNEL SHOULD BE MAINTAINED. THE APPLICANT SHOULD MAKE NECESSARY PERIODICAL ARRANGEMENTS FOR FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE AREA WITHIN THE PROPOSED LAYOUT SITE. ALSO THE APPLICANT SHOULD DE-SILT THE CHANNEL PERIODICALLY AND REMOVE THE OBSTRUCTION THEN AND THERE WITHOUT ANY HINDRANCE FOR FREE FLOW OF WATER AT THEIR OWN COST WITHIN THE PROPOSED LAND. AFTER THE COMPLETION OF CULVERT.
- THE APPLICANT SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD/WRD
- THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+)15.950M 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 1.39M TO 1.62M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)15.950M AND I.E.1.49M ABOVE THE EXISTING ROAD BUTTING THE SITE AS (+)14.460M.
- THE ALL-ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)15.950M.
- THE CHANNEL S.F.No.549, 339 & 504 WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE COMPLETELY DESILTED AND RESECTIONED BY CONSTRUCTING RETAINING WALL ON EITHER SIDE OF THE CHANNEL AS PER THE FMB AT THE APPLICANTS OWN COST. THE BED LEVEL OF THE ABOVE CHANNEL SHOULD BE ASCERTAINED AND RESORTED BEFORE COMMENCING THE DEVELOPMENT ACTIVITY IN PRESENCE OF THE EXECUTIVE ENGINEER. MOREOVER THE WIDTH OF ENTIRE FIELD CHANNEL AS PER REVENUE RECORDS (FMB) WITHIN THE STRETCH OF APPLICANTS LAND SHOULD BE MAINTAINED PROPERLY WITHOUT ANY CHANGE AT ANY COST.
- THE APPLICANT SHOULD CLEARLY DEMARCATTE THE BOUNDARY OF THEIR LAND ABUTTING THE CHANNEL (S.F.No. 549, 339 & 504) BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES INCLUDING CONSTRUCTION OF CULVERT IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD AUTHORITIES CONCERNED WITHOUT FAIL AND SHOULD NOT ENCROACH THE CHANNEL ABUTTING THE LAND. THE NECESSARY SETBACK DISTANCE SHOULD BE PROVIDED AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA.
- THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED/MODIFIED/CHANGED 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 PERMISSION WILL BE CANCELLED WITHOUT ANY CORRESPONDENCE AND DEPOSITED AMOUNT FOR CAUTION DEPOSIT WILL NOT BE REFUNDED. 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. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCE OF WORK.
- THE APPLICANT SHOULD ABIDE BY RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME. THE APPLICANT ALSO ABIDE COURT OF LAW OF BOTH STATE AND CENTRAL FROM TIME TO TIME.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS,WRD RESERVES THE RIGHTS TO WITH DRAW THE PERMISSION ON CONSTRUCTION OF CULVERTS ACROSS FIELD CHANNEL IN THE ABOVE SURVEY NUMBER & AS WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND AS WELL AS LEGAL ENTITY.

(II) TNCDBR-2019 RULE NO: 47 (9) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAD) 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 BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR - 2019, RULE NO : 47 (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) TNCDBR 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/T5(3)/F-1 & C - AMBATHUR / 2017 / 05.10.2017 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VI) 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
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S.
- CHANNEL

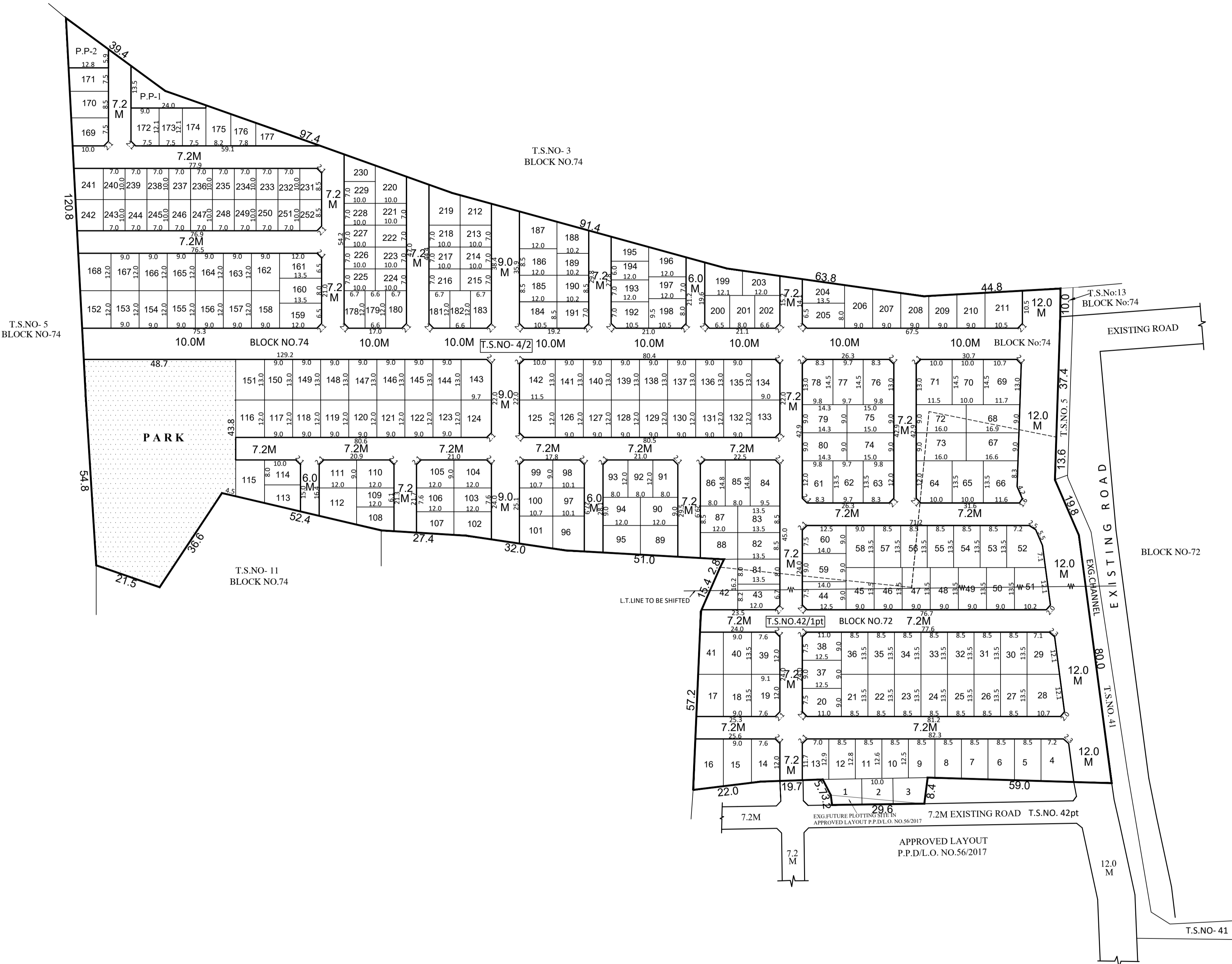
This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

P.P.D L.O NO : 13 / 2023
APPROVED
VIDE LETTER NO : LAYOUT-1 / 12421 / 2022
DATE : 28 / 04 / 2023

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.Nos. 4/2 & 42/1pt (OLD S.Nos. 539/1, 542pt, 543pt, 544pt, 548pt, 550/1,2, 551/1, 2, 3, 552) WARD - B, BLOCK Nos. 72 & 74 OF AMBATTUR VILLAGE

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