

SITE EXTENT (AS PER PRO. LAYOUT PLAN)	:	14484 SQ.M
ROAD AREA	:	3024 SQ.M
STREET ALIGNMENT AREA (STREET ALIGNMENT ALREADY GIFTED TO CMDA VIDE GIFT DEED DOC NO: 11194-2018 DATED 28.12.2018)	:	30.94 SQ.M
PARK AREA (ALREADY GIFTED TO CMDA VIDE GIFT DEED DOC.NO: 11195 / 2018, DATED 28.12.2018)	:	1511 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	232 SQ.M
PUBLIC PURPOSE-1 : 136.0 SQ.M		
PUBLIC PURPOSE-2 : 96.0 SQ.M		
REGULAR PLOTS (1 TO 41)	:	41 Nos
EWS PLOTS (42 TO 63) (1248 SQ.M)	:	22 Nos
TOTAL NO. OF PLOTS	:	63 Nos
COMMERCIAL	:	1 No

NOTE:

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

	ROAD AREA
	PUBLIC PURPOSE-1
	PUBLIC PURPOSE-2
	(RESERVED FOR TANGEDCO)

 WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO:1160/2023, DATED:01.02.2023 @ SRO, REDHILLS.

CONDITIONS :

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-INUNDATION - PUZHAL / 2017 / M / 02.06.2017, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE PROCESS OF FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30METRE DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+).18.300M (I.E.-).3.05M BELOW THE EXISTING PUZHAL -AMBATHUR ROAD LEVEL TOP OF (+).21.350M ABUTTING THE PROPOSED SITE).
2. THE ALL-ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+).18.300M (OR) (-) 3.05M BELOW THE TOP OF ABUTTING HIGH ROAD. THE APPLICANT SHOULD PROVIDE ADEQUATE STORM WATER DRAINAGE NETWORK ALL-ROUND THE BUILDING, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST MUNICIPAL STORM WATER DRAIN. ALSO THE APPLICANT SHOULD PROVIDE EMERGENCY PUMPING OPERATION FOR THE SEEPAGE WATER IF IT IS PROPOSED TO HAVE BASEMENT /STILT FLOOR.
3. THE APPLICANT SHOULD DO PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDING UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER.
4. THE PWD/WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT AND PWD/WRD SPECIFICALLY RECOMMEND ONLY FOR INUNDATION POINT OF VIEW.
5. THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
6. THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY ROAD, WATER BODIES, PUBLIC PLACES ETC...
7. THE APPLICANT SHOULD MAKE NECESSARY ARRANGEMENTS FOR THE SEWERAGE TREATMENT AND FOR ITS DISPOSAL AFTER OBTAINING NECESSARY PERMISSION FROM THE CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD AND AS PER THEIR NORMS IN EXISTENCE AND AS AMENDED FROM TIME TO TIME AND SHOULD NOT BE LET INTO THE NEARBY WATER BODY OR STORM WATER DRAIN.
8. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD/WRD FROM TIME TO TIME.
9. 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 COMMENCEMENT OF WORK.
10. THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF HIS LAND BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF PWD/WRD.
11. THE APPLICANT SHOULD CONSTRUCT A PUCCA COMPOUND WALL ALL-ROUND THE PROPOSED SITE. ALSO THE APPLICANT SHOULD GET THE PRIOR APPROVAL FROM THE PWD/WRD IF THE LAND IS TO BE UTILIZED FOR ANY OTHER PURPOSE.

(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 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. 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) NOC SHOULD BE OBTAINED FROM GOVT. OF INDIA NATIONAL MONUMENTS AUTHORITY COMPETENT AUTHORITY (TAMILNADU), FOR ANY CONSTRUCTION OF BUILDING IN THE REGULATED AREA AND NO PERMISSION FOR CONSTRUCTION CAN BE GRANTED IN THE PROHIBITED AREA OF ANY CENTRALLY PROTECTED MONUMENT /SITE.

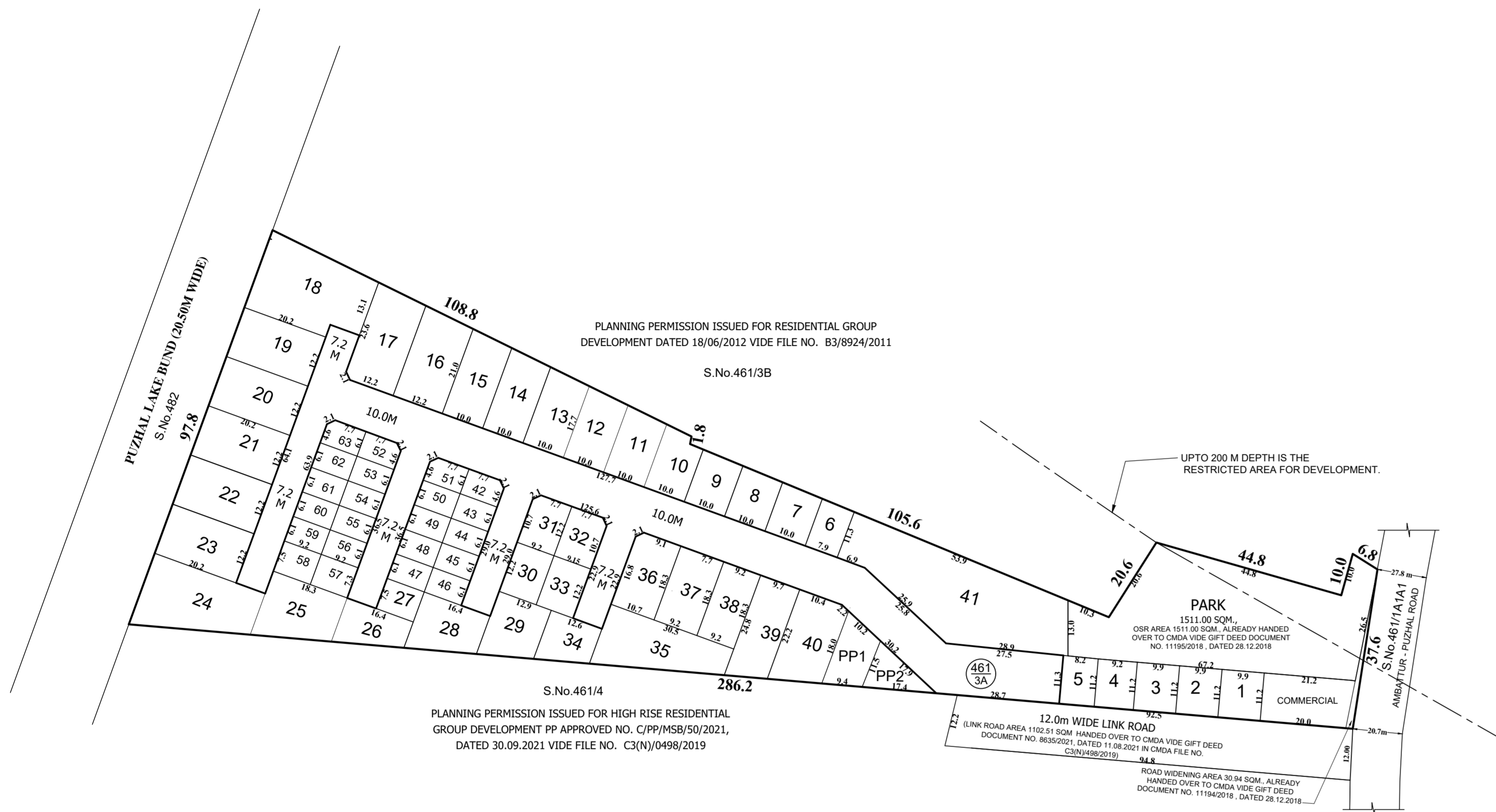
(VI) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3)/F-INUNDATION - PUZHAL / 2017 / M / 02.06.2017, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(VII) 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 AREA
- EWS
- PUBLIC PURPOSE -1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE -2 GIFTED TO TANGEDCO
- COMMERCIAL
- UPTO 200 METERS DEPTH (I.E 100M TO 300M AROUND) IS THE RESTRICTED AREA FOR DEVELOPMENT.



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 : **44**
L.O **2023**
APPROVED
VIDE LETTER NO : LAYOUT-1 / 0112 / 2022
DATE : 15 / 02 / 2023

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.NO: 461/3A OF PUZHAL VILLAGE

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