

SITE EXTENT (AS PER PATTA) : **1198 SQ.M**
PUBLIC PURPOSE AREA (1%) : **18 SQ.M**
(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 9.0 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 9.0 SQ.M)
NO.OF.PLOTS (RESIDENTIAL) : **6 Nos.**

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. PUBLIC PURPOSE AREA-1 } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.1868/2023, DATED:29.03.2023, @ SRO POONAMALLEE.
 PUBLIC PURPOSE AREA-2 }
(RESERVED FOR TANGEDCO)

CONDITIONS :

(I)THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB/T5(3) / F - 000046 & 002411 - I&C - VELLAVEDU / 2017/ 13.3.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The Applicants land should be filled with earth with proper compaction to the minimum level of (+) 35.210m 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 2.09m to 2.39m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 35.210m and i.e.0.60m above the existing main road abutting the site as (+) 34.610m. The all-around entire pavement level within the site should not be less than (+) 35.210m.

2. The channels along the boundary and within the stretch of applicants land in S.F.No.60,70,73,76 & 77 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 restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover the width of entire field channels as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.

3. The applicant should prepare the layout proposal by considering the internal storm water drainage net work, rainwater harvesting and sewerage alignment within the applicant land according to the existing rules in force.

4. The proposed RCC Box culverts of size mentioned above across the channel in S.F.No.70 & 73 within the applicants' lands as earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per revenue records and should be maintained without encroachment. Only if the applicants land/road available on both sides of this channel this permission is eligible for construction of culvert. However, if the CMDA insists for any more culverts during planning approval, the applicant should approach the PWD/WRD for getting separate approval for any additional culverts in future.

Failing to comply with the conditions, mentioned in the above letter dated:13.03.2018.PWD/WRD reserves rights to withdraw the Technical opinion with NOC on inundation point of view along with permission for construction of culverts to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - 000046 & 002411- I&C - VELLAVEDU / 2017/13.03.2018. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)TNCDDBR-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.

(IV)TNCDDBR **RULE NO : 29 (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 COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.

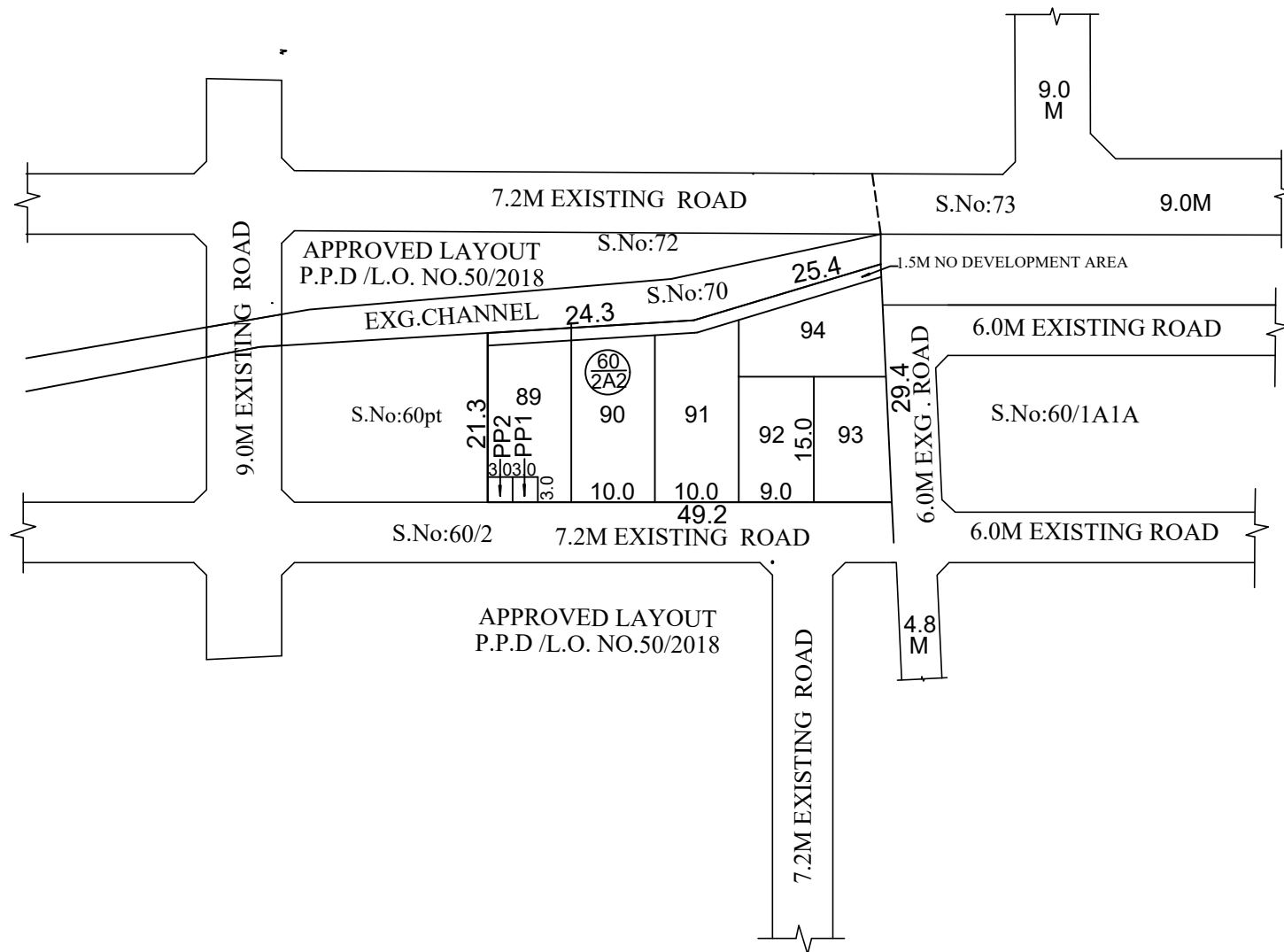
(V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

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

⊙ PLOT NO. 1 TO 88 ALREADY ASSIGNED IN THE APPROVED LAYOUT VIDE P.P.D/L.O.NO.31/2019.

LEGEND :

- SITE BOUNDARY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL



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.

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

P.P.D NO : **94**
L.O **2023**

APPROVED

VIDE LETTER NO : LAYOUT-1 /0031/ 2023
DATE : 06 / 04 / 2023

OFFICE COPY

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

POONAMALLEE PANCHAYAT UNION
SKETCH SHOWING THE PROPOSED SUB DIVISION OF PUBLIC PURPOSE SITE INTO RESIDENTIAL PLOTS IN APPROVED LAYOUT P.P.D/L.O. NO.50/2018 IN S.No: 60/2A2 OF VELLAVEDU VILLAGE.

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

