

TOTAL EXTENT (AS PER PATT)	: 182568 SQ.M
ROAD AREA	: 63571 SQ.M
PARK AREA	: 11928 SQ.M
PARK - 1 : 3979.0 SQ.M	PARK - 2 : 2434.0 SQ.M
PARK - 3 : 2592.0 SQ.M	PARK - 4 : 2923.0 SQ.M
PUBLIC PURPOSE AREA (1%)	: 1194 SQ.M
P.P.1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 599 SQ.M	
P.P.2 HANDED OVER TO THE TANGI 0.5% AREA : 685 SQ.M	
REGULAR PLOTS (1 TO 720)	: 720 Nos.
E.W.S.PLOTS (11937 SQ.M)(721 TO 900)	: 180 Nos.
TOTAL NO.OF.PLOTS	: 900 Nos.
COMMERCIAL SITE	: 3 Nos.
CONVIENET SHOP	: 6 Nos.
SCHOOL SITE (2265 SQ.M)	: 1 No.

NOTE:
 1. SPLAY-1.5X1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
 3. ROAD AREA : WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.1925/2024
 4. PARK AREA : DATED:05.03.2024 #SRO PADAPPAL
 5. PUBLIC PURPOSE AREA-1
 6. PUBLIC PURPOSE AREA-2
 7. PUBLIC PURPOSE AREA-3

CONDITIONS:
 (i) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)F-8607&8911 VARADHARAJAPURAM ERUMAIYUR/0078/2023, DATED:07.12.2023 AREA TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

- THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+) 15.000M 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 AN AVERAGE FILLING VARYING FROM 1.37M TO 1.96M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 15.000M (I.E. ABOVE 3.88M CREST TOP LEVEL (+)1.920M) OR EXISTING OLD SUBLAKSHMI ANICUT ACROSS ADYAR RIVER IN VARADHARAJAPURAM VILLAGE ADJACENT TO THE APPLICANT SITE ON SOUTHERN SIDE TO AVOID INUNDATION FROM RIVER ADYAR DURING THE HEAVY RAINS. THE ENTIRE PAVEMENT LEVEL SHOULD NOT BE LESS THAN (+) 15.000M AS TABULATED AND REGULAR HABITATION PURPOSE SHOULD NOT BE BELOW THE MFL.
- THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF THEIR LAND BEFORE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES IN THE PRESENCE OF REVENUE AUTHORITIES AND WRD AUTHORITIES. THE APPLICANT SHOULD ALSO MAINTAIN THE MEASUREMENT OF THE REVENUE RECORDS WITHOUT ANY ENCROACHMENT AND SHOULD BE MAINTAINED AS PER REVENUE RECORDS (FMB).
- THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED / MODIFIED / CHANGED TO ANY OTHERS. BASED ON THE RECORD 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. HENCE THE APPLICANT ARE SOLELY RESPONSIBLE OF GENUINELY OF THE DOCUMENTS SUBMITTED.
- THE WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME. DURING EXECUTION AND THEREAFTER, IF NECESSARY, ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF WORK.
- THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE WRD FROM TIME TO TIME. THE APPLICANT SHOULD ALSO ABIDE COURT OF LAW OF BOTH STATE & CENTRAL GOVERNMENT FROM TIME TO TIME.
- WRD IS GIVING OPINION ONLY IN CONNECTION WITH INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHT TO THE APPLICANT TO ENCROACH THE WRD GOVERNMENT LAND / CHANNEL. THE NOC FOR THIS SITE FROM THE WRD IS PURELY ISSUED ON THE BASIS OF INUNDATION POINT OF VIEW.

TECHNICAL SUGGESTIONS
 (a) THE APPLICANT SHOULD PREPARE THE LAYOUT PROPOSAL BY CONSIDERING THE SUITABLE INTERNAL STORM WATER DRAINAGE NETWORK DRAIN AS MICRO DRAIN OF SUITABLE SIZE AS PER PREVAILING SITE CONDITION WITHIN THE SITE. THE SAME SHOULD BE CONNECTED TO THE LOCAL DRAIN / CHANNEL. RAIN WATER HARVESTING, ROAD WITH ROAD SIDE DRAIN AND SEWERAGE TREATMENT AND ITS DISPOSAL AND GARBAGE / DEBRIS AND OTHER SOLID WASTE MANAGEMENT AS PER NORMS IN EXISTENCE WITH THE APPLICANTS LAND ACCORDING TO EXISTING RULES IN FORCE AND SHOULD GET PROPER APPROVAL FROM COMPETENT AUTHORITY WITHOUT FAIL.

THE SEWAGE OR ANY UNHYGIENIC DRAINAGE (TREATED OR UNTREATED) SHOULD NOT BE LET INTO DRAIN / CHANNEL / COLSE AT ANY COST AND THE DEBRIS AND OTHER MATERIALS SHOULD NOT BE DUMPED INTO THE DRAINAGE / SURPLUS COURSE OBSTRUCTING FREE FLOW OF WATER. THE APPLICANTS SHOULD MAKE DRAINAGE NETWORK, AT THEIR OWN COST AND THE SAME IS TO BE CONNECTED TO NATURAL STORM WATER DRAINAGE / CHANNEL. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF INTERNAL DRAIN TO DOWNSREAM.

(b) THE APPLICANT SHOULD PROVIDE NECESSARY SET BACK DISTANCE WITHIN THE SITE AS PER SITE CONDITION AS PER THE NORMS IN EXISTENCE AND AS PER THE RULES IN FORCE OF CMDA (AS PER THE CIRCULAR ISSUED BY THE OFFICE OF THE COMMISSIONER OF TOWN & COUNTRY PLANNING, CHENNAI-2 VIDE ROC. NO. 4367/2019-BA2 DATED: 13.03.2019) DURING DEVELOPMENT AND THERE SHOULD NOT BE ANY CONSTRUCTION ACTIVITIES IN THE SETBACK AREAS IN FUTURE ALSO. THE CMDA SHOULD ISSUE COMPLETION CERTIFICATE ONLY AFTER OBTAINING COMPLETION CERTIFICATE NOC FROM WRD.

(c) THE APPLICANT SHOULD GET CLEARANCE CERTIFICATE FOR THIS SITE FROM THE REVENUE DEPARTMENT TO MAKE SURE THAT THE SITE IS NOT AN ENCLOSED PROPERTY FROM THE WATER BODY AS WELL AS CONFIRMING THIS PROPOSED SITE BOUNDARIES.

(d) THE SEWAGE WATER FROM THE APPLICANTS LAND SHOULD NOT LET INTO THE DRAIN AND FOR THE DISPOSAL OF THE SEWAGE WATER, SUITABLE ARRANGEMENT SHOULD BE MADE FOR THE SAME BY THE APPLICANT, AND AS WELL AS THE CONSTRUCTION MATERIALS / DEBRIS / GARBAGE SHOULD NOT BE DUMPED INTO RIVER / ERI / CHANNEL / POND AT ANY COST.

AT ANY COST, SEWAGE/SULLAGE SHOULD NOT BE LET INTO RIVER / ERI / CHANNEL / POND AND GARBAGE, DEBRIS AND CONSTRUCTION MATERIALS SHOULD NOT BE DUMPED INTO THE RIVER / ERI / CHANNEL / POND RESTRICTING THE FREE FLOW OF WATER.

THE OWNER OF THE DOCUMENT RECEIVED FROM THE APPLICANT IN RESPECT TO THE OWNERSHIP IS PURELY OF APPLICANTS RESPONSIBILITY AND IT IS ONLY FOR REFERENCE PURPOSE TO THIS DEPARTMENT. THE LEGAL VALIDITY OF THIS DOCUMENT SHOULD BE VERIFIED BY THE DEVELOPMENT / REVENUE AUTHORITIES. SPECIFIC REMARKS ON SOLID WASTE ARE PURELY ISSUED ON TECHNICAL GROUNDS IN RESPECT TO THE PHYSICAL LOCATION OF LAND.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED SITE AND IN EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER AND AS WELL AS LEGAL ENTITY.

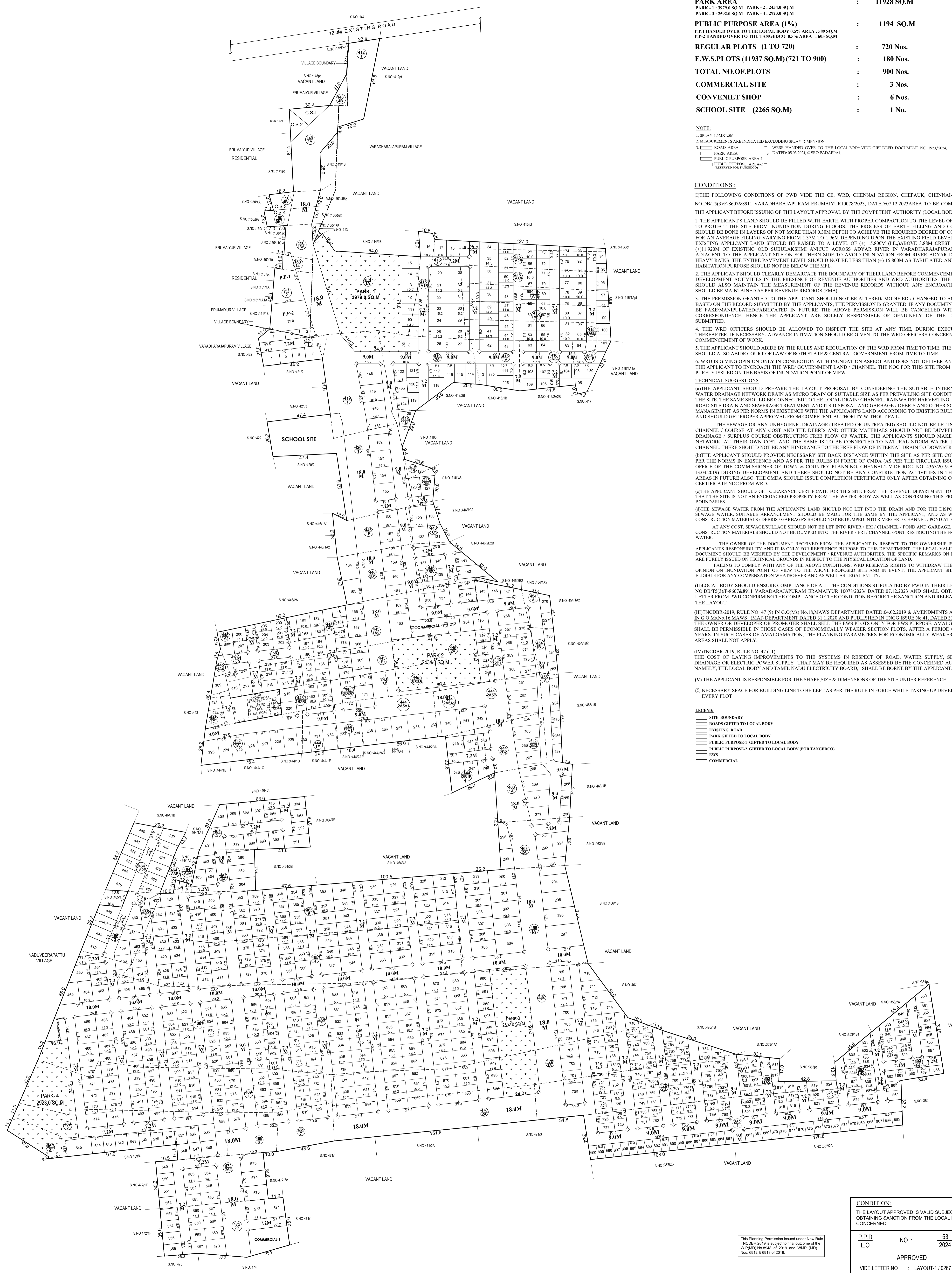
(f) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)F-8607&8911 VARADHARAJAPURAM ERUMAIYUR 10078/2023 DATED:07.12.2023 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLYANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(g) TNCDR-2019, RULE NO. 47 (9) IN G.O.MO. NO. 18/MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.MO. NO. 16/MAWS (MAD) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE NO. 863 DATED 31.01.2020. THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS 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.

(i) TNCDR-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) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE
 (vi) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND:
 [Symbol] SITE BOUNDARY
 [Symbol] ROADS GIFTED TO LOCAL BODY
 [Symbol] EXISTING ROAD
 [Symbol] PARK GIFTED TO LOCAL BODY
 [Symbol] PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 [Symbol] PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGI)
 [Symbol] EWS
 [Symbol] COMMERCIAL



KUNDRATHUR PANCHAYAT UNION
 LAYOUT OF HOUSE SITES IN S.Nos.352/1, 353/1A2,1B2,2B, 412/1, 414/1A, 415/1A1B,1A2B,1A3B,1A4B,1A5B,1A6B,3, 416/1A,2A1B,2A2A, 418/1B,2B,3B, 419/1,2A, 420/1, 421/1, 444/1A,1F,2A1,2B1B,2B2,2B3,2A5A1,2A5A2,2A5B, 445/1A1,1A2,1A3,1A4,1B1,1B2B,1B2C,1B2D,1C,2A,2B1, 446/1B,1C1,2B1,2B2A, 454/1A1,1B1, 455/1A, 463/1A,2A, 464/1A2B,1A3A,1A3B,2,3A, 465/2,3,4,5, 466/1A, 467/1, 468/1,2, 469/1,2,3,6,7, 470/1A, 470/2A,2B, 472/2A, 2B OF VARADHARAJAPURAM VILLAGE AND S.Nos: 148/4B, 149/4A, 150/4B1,5B1,13A,14 & 151/2 ERUMAIYUR VILLAGE.
 SCALE : 1:1000 (ALL MEASUREMENTS ARE IN METRE)

CONDITION:	
THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.	
P.P.D	NO : 53
L.O	2024
APPROVED	
VIDE LETTER NO :	LAYOUT-1 / 0267 / 2023
DATE :	12 / 03 / 2024

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 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY