



TOTAL EXTENT	: 66591 M <sup>2</sup>
ROAD AREA	: 19726 M <sup>2</sup>
PARK AREA	: 4766 M <sup>2</sup>
PUBLIC PURPOSE PLOTS ( 1 to XXII )	: 4902 M <sup>2</sup>
REGULAR PLOTS ( 1 to 160 )	: 160 NOS
E.W.S. PLOTS (161 to 241) (4779 M <sup>2</sup> )	: 81 NOS
TOTAL No.OF.PLOTS	: 241 NOS
SHOP SITE	: 3 NOS
CONVENIENCE SHOP SITE (C.S)	: 1 NO

- NOTES**
1. SPLAY: 1.5M X 1.5M, 3.0M X 3.0M
  2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.
  3. ROAD AREA } WERE ALREADY HANDLED OVER TO THE LOCAL BODY
  4. PARK AREA } VIDE GIFT DEED DOCUMENT NO. 3555/2012, DATED: 23/4/2012

- CONDITIONS**
- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WED, CHENNAI REGION CHENNAI, CHENNAI-6, LETTER NO.TD/1728 / 2012, DATED: 15/08/2012 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SIGNING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
  1. IT IS RECOMMENDED TO PROVIDE INDIVIDUAL PILES FOR FOUNDATION PENETRATED INTO THE ORIGINAL SOIL STRATA FOR ACHIEVING ADEQUATE SAFE BEARING CAPACITY.
  2. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE ONLY AFTER THE FOUNDATION FOOTINGS.
  3. THE PROCESS OF FILLING AND COMPACTION SHOULD BE DONE IN LAYERS GREATER THAN 150MM DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION.
  4. THE PILES SHOULD BE WELL INTERCONNECTED WITH AN INTERMEDIATE GRADE BEAMS AT THE FINISHED GROUND LEVEL TO MINIMIZE THE BUCKLING OF COLUMNS.
  5. THE WIDTH OF THE FLOOD CHANNEL, DEMARSHED IN THE SHEET SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND A MINIMUM CLEAR OFF SET OF 1.50M SHOULD BE MAINTAINED FROM THE CHANNEL BOUNDARY IN SURVEY NO.72/1A/1B/2,1A/2,1A/2,1A/2,1A/2.
  6. THERE SHOULD NOT BE ANY OBSTACLE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN SIDE COMMAND AREA.
  7. THE PROMOTER SHOULD CONSTRUCT THE CROSS MASONRY STRUCTURES ACROSS THE CHANNELS AFTER ENTRING TO THE EXECUTIVE ENGINEER, WWS, HOBBALHAYATYAR BASIN DIVISION, THERUVALLUR.
  8. THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
  9. THE PROPOSED CULVERTS FOR CROSSING THE CHANNELS SHALL BE MADE OF RCC BOXTYPE AS BAR MAINTAINED IN THE SHEET AND THE DESIGN AND DRAWINGS SHOULD BE GOT APPROVED BY EXECUTIVE ENGINEER, WWS, HOBBALHAYATYAR BASIN DIVISION, THERUVALLUR BEFORE EXECUTION OF THE WORK.
  10. THE PROMOTER IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND DESIGN OF THE CULVERT.
  11. THE PROMOTER SHALL PROVIDE ADEQUATE DRAINAGE ARRANGEMENTS TO RUN OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE SUBMITTED PROMPTLY.
  12. THE PROMOTER SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
  13. THE WSD OF PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
  14. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WSD OF PWD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
  15. THE PROMOTER SHALL BE RESPONSIBLE FOR THE RELEASE AND REGULATION OF WSD OF PWD FROM TIME TO TIME.
  16. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, IF BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHATSOEVER.

- (11) DR RULE NO : 29 ( 8 )
- THE AREA earmarked for PUBLIC PURPOSE PLOTS 1 TO XXII (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPARTMENT CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED LAND IF REQUIRED FOR THEM. THE COST OF THE PLOT SHOULD NOT BE MORE THAN GUIDELINE VALUE. IF THE PROMOTER DOES PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA. AFTER THE SAID PERIOD OF ONE YEAR AND IF NONE OF THE AGENCIES PURCHASE THE RESERVED LAND FULL / PART, THE LAYOUT OWNER / DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANYBODY FOR RESIDENTIAL USE ONLY.
- (11) DR RULE NO : 29 ( 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.
- (11) DR 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.
- (11) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.TD31/17/2020/DT/22.2020. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

**LEGEND**

[Symbol]	SFE BOUNDARY
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING ROAD
[Symbol]	PARK
[Symbol]	PUBLIC PURPOSE
[Symbol]	E.W.S.
[Symbol]	CHANNEL
[Symbol]	COMMERCIAL

ALL LAYOUT APPROVALS ARE VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D	NO	30
L.O.		2012
APPROVED		
VIDE LETTER NO :	L1/14999 / 2010	
DATED	: 30 / 08 / 2012	

OFFICE COPY  
FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY