

TOTAL EXTENT	:	11736 SQ.M
ROAD AREA	:	3088 SQ.M
PARK AREA	:	883 SQ.M
PUBLIC PURPOSE PLOTS (I TO V)	:	924 SQ.M
REGULAR PLOTS (1 TO 38)	:	38 NOS
E.W.S.PLOTS (39 TO 53) (900 SQ.M)	:	15 NOS
TOTAL NO.OF PLOTS	:	53 NOS

NOTE:

1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.
3. ROAD AREA] WERE ALREADY HANDED OVER TO THE LOCAL BODY
PARK AREA] WERE GIFT DEED DOCUMENT NO. 12914 / 2013. DATE : 23.10.2013.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE WRD CHENNAI REGION, CHEPAUK, CHENNAI -5, LETTER NO.TS(3)/170722013, DT. 6.6.2013, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. THE EXISTING GROUND LEVEL OF THE PROPOSED SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (4.31, 6.10M)(+30.610M+1.00M NEMAM ROAD LEVEL) BY USING HARD SOIL UNIFORMLY WITH AN AVERAGE FILLING VARYING FROM 1.68M TO 1.81M TO AVOID INUNDATION DURING HEAVY FLOODS AND AS WELL AS TO BE TAKEN THE PRESSURE IN CASE OF FLOODING.
2. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
3. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AS PER REVENUE RECORDS.
4. THE FIELD CHANNEL ABUTTING THE SITE MUST BE SUITABLY DEMARCATED AND THE BOUNDARIES SHALL BE FIXED WITH RCC POSTS IN THE PRESENCE OF WRD OFFICIALS.
5. THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE COMMAND AREA.
6. THE APPLICANT SHOULD NOT CARRY OUT ANY CROSS MASONRY STRUCTURE ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
7. THE APPLICANTS SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE FIELD CHANNEL COST.
8. THE APPLICANTS SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
9. THE APPLICANTS SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE SITE AT ANY TIME DURING EXECUTION.
10. SEWAGE WATER FROM THE APPLICANT LANDS SHOULD NOT BE LET IN TO THE FIELD CHANNEL AND FOR THE DISPOSAL OF THE SEWAGE WATER, SUITABLE ARRANGEMENTS SHOULD BE MADE IN THE APPLICANT LAND BY THE APPLICANT AT HIS OWN COST WHICH SHOULD BE ENSURED BY CMDA WHILE PROVIDING THE PLAN FOR CONSTRUCTION.
11. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
12. THE WRD HAVE EVERY RIGHT TO ADDRESS THE CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION PROPOSAL, IN CASE OF BREACH OF ANY OF THE CONDITIONS AND IN THAT EVENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

(II) DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO V (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 ADDS 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.

(III) DR RULE NO : 29 (9)

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.

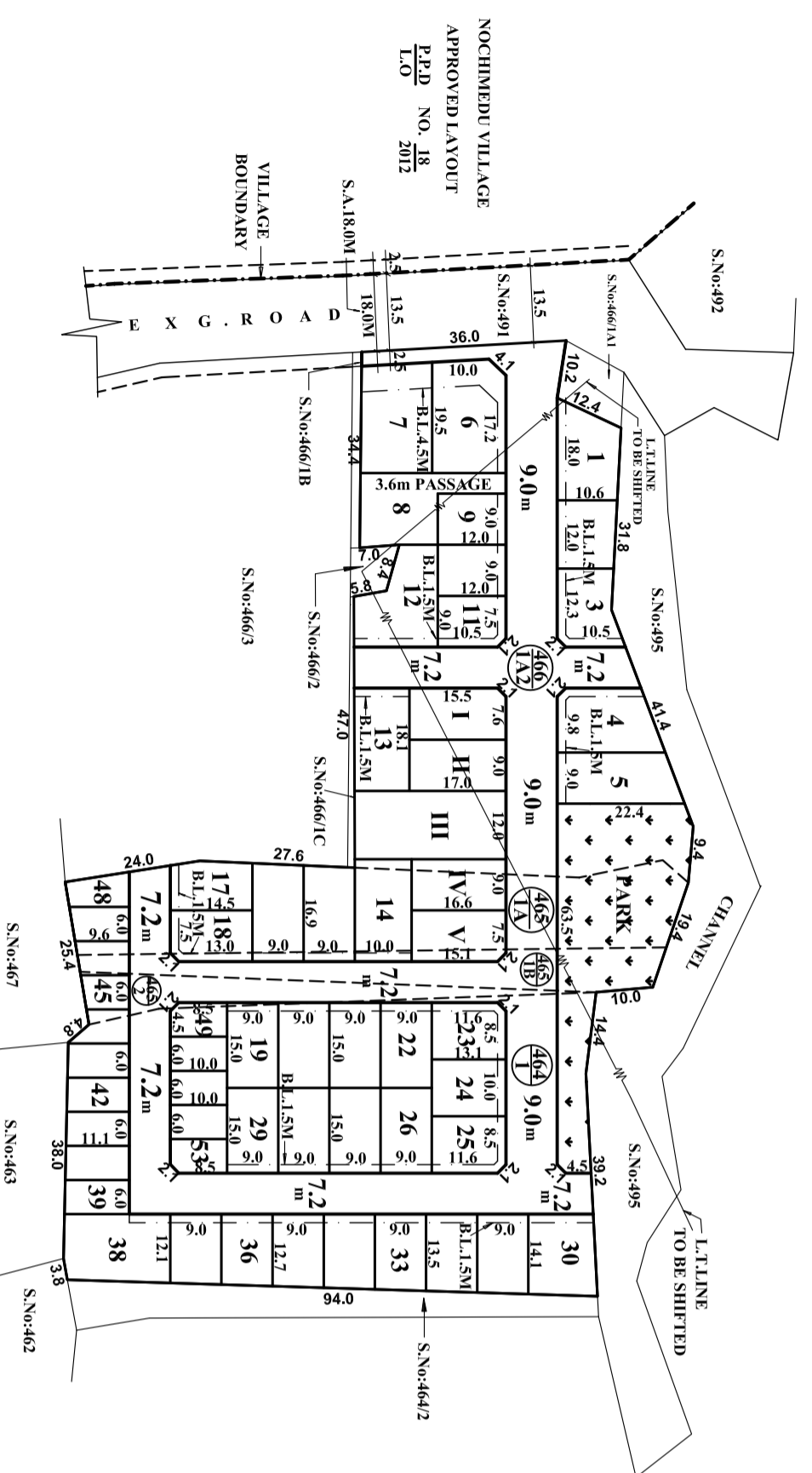
(IV) DR RULE NO : 29 (11)

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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.TS(3)/17072013,DT.6.6.2013, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE
- E.W.S.
- CHANNEL



NOCHIMEDU VILLAGE
APPROVED LAYOUT
P.P.D
NO. 18
L.O
2012

POONAMALLEE PANCHAYAT UNION

LAY OUT OF HOUSE SITES IN S.Nos: 464/1, 465/1A, 1B, 2, AND S.No.466/1A2 OF NEMAM VILLAGE

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

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

P.P.D NO. 2
L.O. 2013
APPROVED
VIDE LETTER NO : LI/12353/2012
DATE : 13 / 1 / 2014

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

