



TOTAL EXTENT	: 48750 SQ.M
BUFFER WITH REFERENCE TO ADYAR RIVER AS PER PWD REMARKS	: 5267 SQ.M
BALANCE LAND FOR DEVELOPMENT	: 43483 SQ.M
ROAD AREA	: 10600 SQ.M
PARK AREA	: 3310 SQ.M
PUBLIC PURPOSE PLOTS (I TO IV)	: 3410 SQ.M
REGULAR PLOTS (1 TO 160)	: 160 NOS
E.W.S.PLOTS (161 TO 214) (3367 SQ.M)	: 54 NOS
TOTAL NO.OF PLOTS	: 214 NOS
CONVENIENCE SHOP SITE	: 2 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 GFT DEED DOC.NO.4693/2015, DATED: 25.8.2015.

**CONDITIONS:**

THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, OBTAINED VIDE LETTER NO.15(3) / 17126 / 2007, DT.22.08.2008, IN FILE NO.L1/14999/2010,ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. IT IS RECOMMENDED TO PROVIDE INDIVIDUAL PILES FOR FOUNDATION PENETRATED INTO THE ORIGINAL SOL. STRATA FOR ACHIEVING ADEQUATE SAFE BEARING CAPACITY.
2. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE ONLY AFTER THE ERECTION OF FOUNDATION FOOTINGS
3. THE PROCESS OF FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTHS 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. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN SIDE COMMAND AREA
6. THE PROMOTER SHOULD CONSTRUCT THE CROSS MASONRY STRUCTURES ACROSS THE CHANNELS AFTER INTIMATING TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR.
7. THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL
8. THE PROPOSED CULVERTS FOR CROSSING THE CHANNELS SHALL BE MADE OF RCC BOXTYPE AS EAR MARKED IN THE SKETCH AND THE DESIGN AND DRAWINGS SHOULD BE GOT APPROVED BY EXECUTIVE ENGINEER, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR BEFORE EXECUTION OF THE WORK
9. THE PROMOTER IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND DESIGN OF THE CULVERT
10. THE PROMOTER SHALL PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE SUITABLY PROVIDED
11. THE PROMOTER SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST
12. THE WRD OF PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION
13. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OF PWD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK
14. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATION OF WRD OF PWD FROM TIME TO TIME
15. 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.

**DR RULE NO : 29 (8)**

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS 1 TO IV (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.

**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.

**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.

LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.15(3)/17126/2007/DT.22.8.2008, 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
- ▬ CONVENIENCE SHOP
- ▬ NO DEVELOPMENT ZONE

**CONCLUSION:**

THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO 27  
L.O. 2015  
APPROVED  
VIDE LETTER NO : L1/15644/2013  
DATED : 24 / 7 / 2015

OFFICE SPARE COPY  
FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 106, 107/1,2, 108, 110, 111, 112/1, 2A, 2B, 2C, 113, 114, 125/1A, 2 & S.No. 126 OF VARADHARAJAPURAM VILLAGE.

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