

TOTAL EXTENT : 15297 SQ.M
ROAD AREA : 4209 SQ.M
PARK AREA : 1139 SQ.M
PUBLIC PURPOSE PLOTS (I TO III) : 1180 SQ.M
REGULAR PLOTS (1 TO 56) : 56 NOS
E.W.S.PLOTS (57 TO 75) (1181 SQ.M) : 19 NOS
TOTAL NO. OF PLOTS : 75 NOS

NOTE:

- SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY
PARK AREA } VIDE GIFT DEED DOCUMENT NO.4248/2015, DATE: 4/11/2015

CONDITIONS:

(I)THE FOLLOWING CONDITIONS OF PWD STIPULATED IN CHIEF ENGINEER, WRD, CHENNAI REGION, CHEPAUK, CHENNAI - 5, LETTER NO.T5(3)4292/2013, DT.27.02.2014, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY. (LOCAL BODY)

- THE SITE SHOULD BE FILLED TO THE HEIGHT AS SHOWN IN THE STATEMENT (FROM 1.06M TO 1.81M) TO AVOID INUNDATION.THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE ONLY AFTER THE ERECTION OF FOUNDATION FOOTINGS.
- 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.
- THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
- THE PROMOTER SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE SUITABLY PROVIDED.
- THE PROMOTER SHOULD MAKE ARRANGEMENTS TO COLLECT THE GARBAGES WITH IN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER POLLUTION CONTROL BOARD NORMS.
- NECESSARY SEWERAGE TREATMENT ARRANGEMENTS SHOULD BE PROVIDED AS PER POLLUTION CONTROL BOARD NORMS.
- THE FIELD CHANNELS IF ANY SHOULD BE MAINTAINED AS PER REVENUE RECORDS WITHOUT ENCROACHING ANY PORTION OF POROMBOKE LANDS.
- THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
- THE PROMOTER SHOULD ABIDE BY RULES AND REGULATION OF WRD FROM TIME TO TIME.
- THERE SHOULD NOT BE ANY HINDRANCE TO THE FLOW OF WATER THROUGH THE EXISTING SURPLUS COURSE TO THE DOWNSIDE.
- THE APPLICANT SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF CHANNELS.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS,WRD RESERVES THE RIGHTS TO WITH DRAW THE REPORT ON INUNDATION POINT OF VIEW TO THE ABOVE SURVEY NUMBER AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II) DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO III (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.

(III)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.

(IV)DR RULE NO : 29 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS INRESPECT 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)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. T5(3)4292/2013, DT : 27.02.2014, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND :

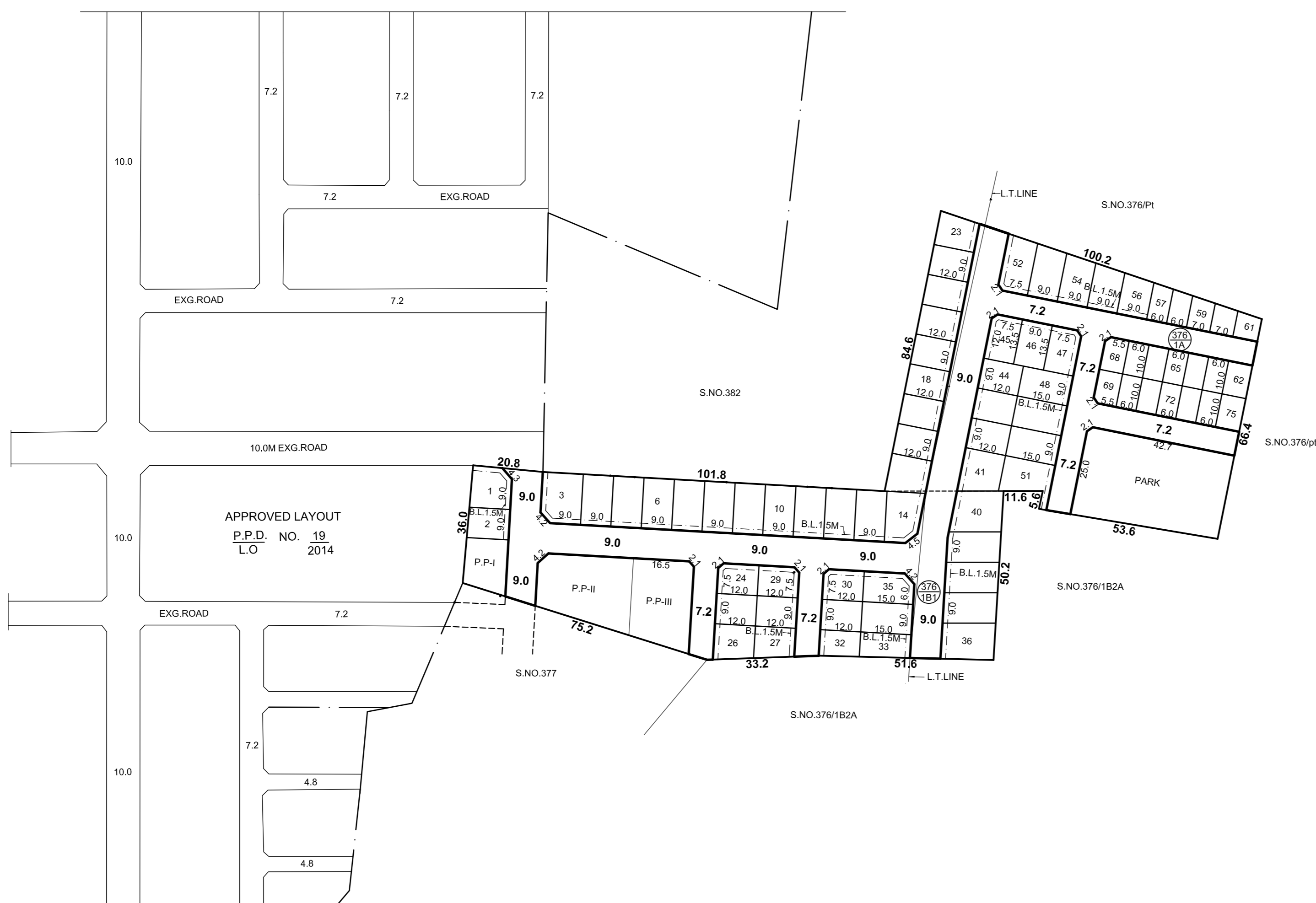
- SITE BOUNDARY
- ROADS GIFTED TO LOCALBODY
- EXISTING ROAD
- PARK GIFTED TO LOCALBODY
- PUBLIC PURPOSE
- E.W.S.

CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT
TO OBTAINING SANCTION FROM THE
LOCAL BODY CONCERNED

P.P.D NO 45
L.O 2015
APPROVED
VIDE LETTER NO : L1 / 2571 / 2015
DATED : 31 / 12 / 2015

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



APPROVED LAYOUT
P.P.D. NO. 19
L.O 2014

POONAMALLEEE PANCHAYAT UNION

LAY OUT OF HOUSE SITES IN S.NOS: 376/1A, & S.NO. 376/1B1 OF THIRUKOILPATTU (VAYALANALLUR "B") VILLAGE.

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