



TOTAL EXTENT = 8108 Sq.M
ROAD AREA = 1782 Sq.M
TOTAL No. OF PLOTS = 8 Nos.

NOTE:

1. SPLAY - 3.0M x 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY
 VIDE GIFT DEED DOC.NOS: 2392 / 2016 & 2393 / 2016, DATED: 19/09/2016

CONDITIONS:

(I) TNSCZMA HAS ISSUED CLEARANCE UNDER CRZ NOTIFICATION 2011 VIDE PROC.NO:PI/1058/2015, DT:27.08.2015 SUBJECT TO COMPLY THE FOLLOWING CONDITIONS.

1. THE PROPOSAL INVOLVES A FORMATION OF 9M WIDE ROAD FOR APPROACH. THE APPROVAL TO THE CONSTRUCTIONS ON THE ADJACENT NORTHERN SIDE PROPERTY WAS ISSUED IN B.A.NO.14039/1997 DATED 25.07.1997 AND TO THE ADJACENT SOUTHERN SIDE PROPERTY WAS ISSUED IN PPA NO.D/9/1846/1995 IN B.A.NO.D/9/2665/1995 DATED 30.06.1995.
2. AS PER AMENDMENT ISSUED BY MOEF, GOI IN NOTIFICATION S.O.NO.1599(E) DATED 16TH JUNE 2015 AS PARA 8 II CRZ-II ' BUILDINGS PERMITTED ON THE LANDWARD SIDE OF THE EXISTING AND PROPOSED ROADS OR EXISTING AUTHORIZED STRUCTURES SHALL BE SUBJECT TO THE LOCAL TOWN AND COUNTRY PLANNING REGULATIONS AS MODIFIED FROM TIME TO TIME, EXCEPT THE FLOOR SPACE INDEX OR FLOOR AREA RATIO WHICH SHALL BE AS PER 1991 LEVEL.
3. ACCORDINGLY, AS RESOLVED IN THE 85TH MEETING OF THE STATE COASTAL ZONE MANAGEMENT AUTHORITY, CLEARANCE IS ISSUED UNDER PARA 8 II CRZ-II (I) AND PARA (II) OF CRZ NOTIFICATION 2011 AND AS PER THE GUIDELINES ISSUED BY MOEF&CC, GOI IN NO.11/83/2005-IA-III(CRZ-II NORMS) DATED 15.10.2010 FOR THE LAYOUT OF THE PROPERTY OF 8008.42 SQ.MTS INTO NINE PLOTS OF VARIOUS SIZES BETWEEN 247.69 SQ.M EACH AT T.S.No.8, 11/2PT, BLOCK NO.14 OF ADYAR VILLAGE, MAMBALAM - GUINDY TALLUK, CHENNAI SUBJECT TO THE FOLLOWING SPECIFIC CONDITIONS:
 - A) LAYOUT APPROVAL SHOULD BE OBTAINED DULY FROM THE CMDA/CORPORATION OF CHENNAI.
 - B) PRIOR PLANNING PERMISSION SHOULD BE OBTAINED FOR THE PROPOSED CONSTRUCTIONS.
 - C) THE PROPOSED BUILDINGS TO BE CONSTRUCTED SHOULD BE RESTRICTED (IN THE PROPOSED LAYOUT OF NINE PLOTS) TO THE SINGLE PLOT BOUNDARY (AS ON 19.2.1991) IMMEDIATELY ABUTTING THE EXISTING AUTHORIZED STRUCTURES BETWEEN WHICH THE IMAGINARY LINE IS DRAWN.
 - D) THE PROPOSED CONSTRUCTIONS/PROTRUSION TOWARDS THE RIVERWARD SIDE SHOULD NOT GO BEYOND THE IMAGINARY LINE DRAWN BETWEEN THE EXISTING AUTHORIZED STRUCTURES ON THE ADJOINING PLOT.
 - E) THE IMAGINARY LINE SHOULD BE DRAWN PARALLEL TO THE HIGH TIDE LINE.
 - F) THE IMAGINARY LINE TO BE DRAWN SHOULD NOT CUT ACROSS ANY RIVER, CREEK BACKWATER, SANDY BEACH OR MANGROVES.

(II) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.OT1/7364/TOWN PLANNING/2015, DATED:06.05.2016 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. 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 AND THE SITE SHOULD BE RAISED UP TO THE LEVEL OF (+)8.235M.
2. THE PROMOTER SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED AS THE SITE IS RELATIVELY AT A LOWER LEVEL AND MORE PRONE TO INUNDATION.
3. THE APPLICANT SHOULD NOT ENCROACH UPON ANY OF THE ABOVE MENTIONED WATER BODY. IN FUTURE IF ANY ENCROACHMENT IS FOUND IT HAS TO BE CLEARED BY THE APPLICANT AT HIS OWN COST.
4. THE PROMOTER PROTECTIVE MEASURES SHOULD BE TAKEN TO AVOID ENTRY OF STORM WATER FROM THE ROAD EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS.
5. SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE RIVER AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENT SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.
6. THE PROMOTER SHOULD PROVIDE RAINWATER-HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
7. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
8. THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
9. THE APPLICANT SHOULD CONSTRUCT A RCC FLOOD PROTECTION WALL WITH TOP LEVEL OF (+)8.235M (RCC WALL TO A HEIGHT MORE THAN MFL PLUS 0.45M) ALL AROUND TO THE MAXIMUM LEVEL OF TO SAFEGUARD AGAINST INUNDATION PROBLEMS.
10. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
11. AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE RIVER BUND IF ANY, SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION.
12. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED ON BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION, THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHATSOEVER.

(III) 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.

(IV) DR RULE No: 24(2)(a):

LAYOUT HAS BEEN CONSIDERED WITH REFERENCE TO THE REGULATIONS FOR DEVELOPMENT IN THE CRZ AREA. FURTHER DEVELOPMENTS INCLUDING THE USAGE SHOULD BE COMPLIED WITH D.R.No:24(2)(a).

(V) NO CONSTRUCTION MUST BE MADE WITHIN THE INFILLING LINES & REAR SETBACK MUST BE FROM THE INFILLING LINE OR REAR BOUNDARY WHICHEVER IS MORE.

(VI) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD IN THEIR LETTER NO.OT1/7364/TOWN PLANNING/2015, DATED:06.05.2016. AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

- SITE BOUNDARY
- ▭ ROADS GIFTED TO LOCAL BODY
- ▭ EXISTING ROAD
- ▭ ADAYAR RIVER

CONDITIONS:

THE SUB-DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO: 28
L.O 2016

APPROVED

VIDE LETTER NO : L1 / 17804 / 2015
 DATE : 03 / 11 / 2016

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION, ZONE - XIII

SUB-DIVISION OF HOUSE SITES IN T.S.Nos: 8 & 11/2pt, BLOCK NO.14 OF ADAYAR VILLAGE.

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