



TOTAL EXTENT (AS PER PATT)	:	44663 SQ.M
ROAD AREA	:	13218 SQ.M
PARK AREA (OSR)	:	3283 SQ.M
PUBLIC PURPOSE PLOTS (I TO III)	:	3297 SQ.M
TOTAL NO. OF PLOTS	:	235 Nos
REGULAR PLOTS	:	109 Nos
EWS PLOTS (110 TO 235) (7152 SQ.M)	:	126 Nos
SHOP SITE	:	3 Nos
CONVENIENT SHOP	:	2 Nos

NOTE:

- SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- | | |
|-----------|--|
| ROAD AREA | WERE ALREADY HANDED OVER TO THE LOCAL BODY |
| PARK AREA | VIDE GIFT DEED DOC.NO: 2126 / 2017, DATED: 30 / 03 / 2017 @ SRO, AVADI |

CONDITIONS :

(I) 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 DEPT. 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 GUIDE LINE VALUE. IF THE PROMOTER ADDS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA.

(II) 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.

(III) 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.

(IV) THE SKELTON PLAN MAY VARY SUBJECT TO RECEIPT OF NOC FROM PWD ON THE ASPECT OF INUNDATION AND CONSTRUCTION OF CULVERT ACROSS THE CHANNEL EXISTING IN BETWEEN THE SITE AND ROAD.

(V) THE APPLICANTS ARE RESPONSIBLE FOR COMPLIANCE OF THE CONDITIONS TO BE IMPOSED BY THE CE, WRD, CHENNAI REGION (PWD).

(VI) LOCAL BODY MUST ACCORD SANCTION ONLY ON COMPLIANCE OF PWD CONDISIONS, IF ANY.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE PLOTS
- E.W.S
- CHANNEL
- NO DEVELOPMENT AREA
- COMMERCIAL

CONDITIONS:

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

P.P.D	NO :	12
L.O		2017

APPROVED

VIDE LETTER NO : L1 / 21012 / 2015
 DATE : 08 / 05 / 2017

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FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 75/1&2, 86pt, 87/2,3A2,3B1,3B2,4A1,4A2,4B,6,7, 90, 91/1A, 92/1,2,3 & 95/1A OF NEMAM VILLAGE.

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

