



<b>TOTAL EXTENT (AS PER DOCUMENT)</b>	<b>: 19283 SQ.M</b>
<b>ROAD AREA</b>	<b>: 5957 SQ.M</b>
<b>PARK AREA (OSR)</b>	<b>: 1398 SQ.M</b>
<b>PUBLIC PURPOSE PLOTS (I TO III)</b>	<b>: 1340 SQ.M</b>
<b>REGULAR PLOTS (1 TO 77)</b>	<b>: 77 Nos.</b>
<b>E.W.S. PLOTS (78 TO 99) (1405 SQ.M)</b>	<b>: 22 Nos.</b>
<b>TOTAL No. OF PLOTS</b>	<b>: 99 Nos.</b>

**NOTE:**

1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.  ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY
- PARK AREA } VIDE GIFT DEED DOC.NO: 4888 / 2017, DATED: 04/07/2017, SRO @ PAMMAL

**CONDITIONS :**

- (I) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.TI/373/VGN/KOLAPAKKAM/CMDA/2016, DATED:29.07.2016 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 0.30 METER DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION AND THE LAND SHOULD BE RAISED TO A LEVEL OF (+)0.320 (I.E.O.30M) ABOVE THE EXISTING ROAD NEAR THE SITE.
  - (2) THE COMPANY SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE HAS TO BE DONE AS PER NORMS BY OBTAINING NECESSARY PERMISSION FROM THE CONCERNED AUTHORITIES.
  - (3) THE COMPANY SHOULD BE DONE PROPER SOIL TEST, AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDS UPON THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE APPROVED STRUCTURAL ENGINEER.
  - (4) THE PWD., WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE COMPANY AND PWD/WRD RECOMMEND ONLY TECHNICAL OPINION FOR INFUNDATION POINT OF VIEW.
  - (5) THE APPLICANT SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
  - (6) THE APPLICANT SHOULD MAKE ARRANGEMENT TO COLLECT THE GARBAGE'S WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER POLLUTION CONTROL BOARD NORMS.
  - (7) NECESSARY SEWAGE TREATMENT ARRANGEMENTS SHOULD BE PROVIDED AS PER THE EXISTING NORMS AND NECESSARY PERMISSION HAS TO BE OBTAINED FROM THE CONCERNED AUTHORITIES.
  - (8) THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY BETWEEN THEIR LAND AND ADJACENT CHANNEL BEFORE THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES AND SHOULD NOT ENCROACH THE PWD CHANNEL AT ANY COST.
- (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 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.
- (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 STIPULATE BY WRD IN THEIR LETTER NO.TI/373/VGN/KOLAPAKKAM/CMDA/2016, DATED:29.07.2016. AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
- (VI) THE HEIGHT CLEARANCE FORM AAI MUST BE OBTAINED BEFORE COMMENDING ANY DEVELOPMENT IN THE SITE UNDER REFERENCE.

**LEGEND:**

- SITE BOUNDARY
- ROADS ALREADY GIFTED
- EXISTING ROAD
- PARK (OSR) ALREADY GIFTED
- PUBLIC PURPOSE
- E.W.S
- CHANNEL

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

**P.P.D** NO: **29**  
**L.O** **2017**

**APPROVED**

VIDE LETTER NO : L1 / 1115 / 2017  
DATE : 04 / 08 / 2017

**OFFICE COPY**

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



# KUNRATHUR PANCHAYAT UNION

## LAYOUT OF HOUSE SITES IN S.No: 377/2, 3A1, 3A2, 4, 379 & 380/1,2 OF KOLAPAKKAM VILLAGE.

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