

TOTAL EXTENT	: 33100 SQ.M
ROAD AREA	: 10967 SQ.M
PARK AREA (OSR)	: 2222 SQ.M
PUBLIC PURPOSE PLOTS (I TO IV)	: 2269 SQ.M
TOTAL NO. OF PLOTS	: 152 Nos
REGULAR PLOTS	: 115 Nos
EWS PLOTS (116 TO 152) (2231 SQ.M)	: 37 Nos
CONVENIENCE 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: 3065 / 2015, DATED: 22 / 04 / 2015.
- NO DEVELOPMENT AREA

CONDITIONS :

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/11316/2014, DATED:16.10.2014 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- THE EXISTING GROUND LEVEL OF THE SITE UNDER REFERENCE SHOULD BE RAISED TO A MINIMUM LEVEL OF (+)13.06M WITH AN AVERAGE FILLING VARYING FROM 1.28 TO 1.93M WITH PROPER CONSOLIDATION TO AVOID INUNDATION DURING THE FLOOD.
 - 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 ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED AS THE NORMS OF THE POLLUTION CONTROL BOARD AND THE DRAINAGE SHOULD BE LET OUT IN THE ADAYAR RIVER.
 - THE PWD, WRD IS NOT RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE PROMOTER, AND NOC IS GIVEN EXCLUSIVELY FOR THE PURPOSE OF INUNDATION POINT OF VIEW.
 - THE PROMOTER SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
 - THE PROMOTER SHOULD MAKE ARRANGEMENTS TO COLLECT THE GARBAGES WITH IN THE PREMISES AND HAS TO BE TO DISPOSED OFF AS PER POLLUTION CONTROL BOARD NORMS.
 - NECESSARY SEWERAGE TREATMENT ARRANGEMENTS SHOULD BE PROVIDED AS PER POLLUTION CONTROL BOARD NORMS.
 - THE PROMOTER SHOULD DEMARKED THE BOUNDARY OF THE CHANNEL RUNNING ADJACENT TO THE NORTHERN SIDE BOUNDARY (SURVEY NO.24) WITH THE HELP OF REVENUE AND SHOULD NOT MAKE ANY ENCROACHMENT BY PROVIDING BOUNDARY STONE AND PILLARS.
 - FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITH DRAW NOC GIVEN WITHOUT ANY PRIOR NOTICE AND IN THAT EVENT, THE APPLICANT SHALL NOT ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II). DR RULE NO: 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I 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 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). LETTER NO.AAI/CH/LM-67/2015/2028-32, FROM AAI, CHENNAI-27, DATED:09.04.2015

NOC WITH REGARD TO CONSTRUCTIONS, HEIGHT CLEARANCE AND FOR OTHER PARAMETERS SUCH AS SAFETY ETC. NEED TO BE OBTAINED FROM THE GM (AERO)-SR, AAI, SOUTHERN REGION, NOC CELL, CHENNAI-27 BEFORE ACCORDING CONSTRUCTION PLAN APPROVAL FOR ANY CONSTRUCTION TO BE CARRIED OUT ON THE HOUSE SITES UNDER REFERENCE SINCE THEY ARE SITUATED WITHIN 1.5 KILOMETRES FROM CHENNAI AIRPORT EXPANSION BOUNDARY.

(VI) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.T5(3)/11316/2014, DATED:16.10.2014. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK (OSR)
- PUBLIC PURPOSE PLOTS
- E.W.S
- CONVENIENCE SHOP
- CHANNEL

CONDITIONS:

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

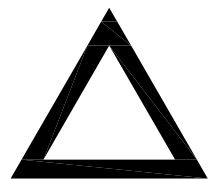
P.P.D NO : 20
L.O 2015

APPROVED

VIDE LETTER NO : L1 / 16431 / 2014
DATE : 08 / 06 / 2015

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 261, 262, 264, 265, 270, 273/1,2A,2B,3, 274, 275/1,2, 276/1,2 & 279/1,2,6 OF THARAPAKKAM VILLAGE.

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