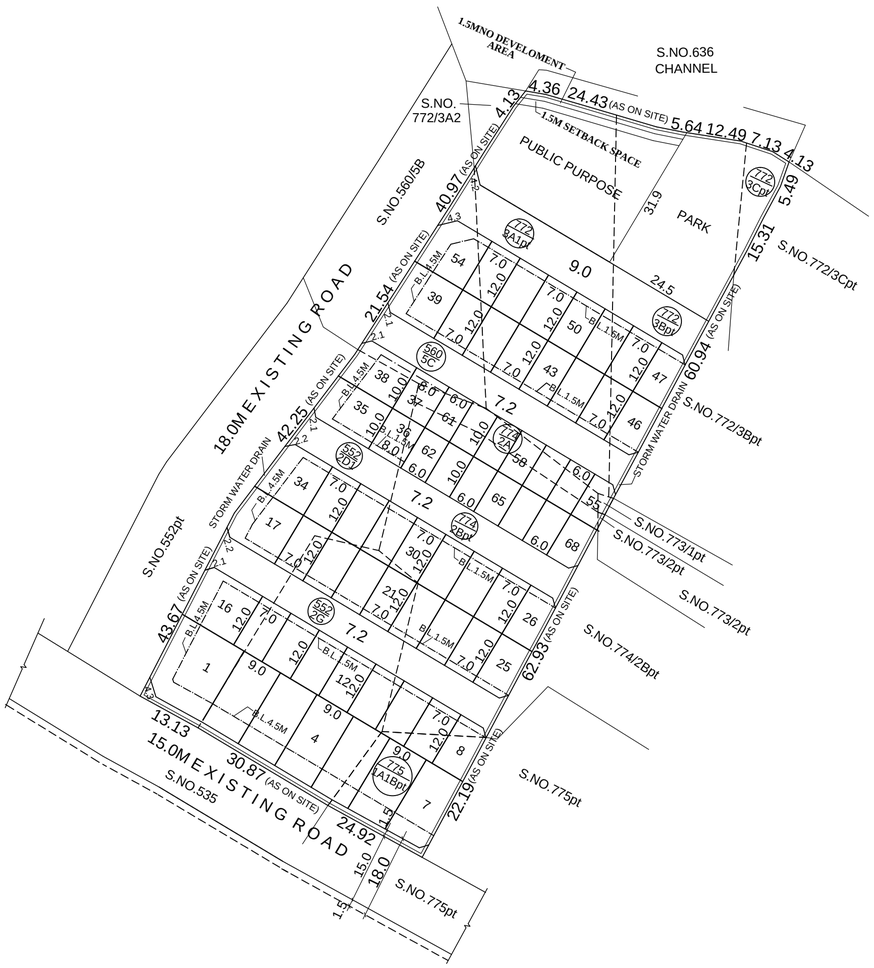

TOTAL EXTENT (LEAST EXTENT AS PER SITE CONDITION)	:	**10059 SQ.M**
ROAD AREA	:	**2086 SQ.M**
PARK AREA	:	**845 SQ.M**
PUBLIC PURPOSE PLOT (1)	:	**873 SQ.M**
NO.OF.REGULAR PLOTS (1 TO54)	:	**54 NOS.**
E.W.S.PLOTS (849M2) (55 TO68)	:	**14 NOS.**
TOTAL NO.OF.PLOTS	:	**68 NOS.**

NOTE:

1. SPLAY - 1.5M x 1.5M, 3.0M x 3.0M,

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

3. ROAD AREA / PARK AREA — WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 2985 / 2018, DATE: 22.03.2018. @ SRO AVADI

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB/T5(3) / F- INUNDATION - KUTHAMBAKKAM / 2016 / M / 15.02.2017 , 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 metre depth to achieve the required degree of compaction and the applicant land should be raised to a level of (+) 28.00m (i.e 0.45m above the existing road level of (+) 27.55m abutting the proposed site).

2. The all-round pavement level during construction within the site should not be less than of (+) 28.00m (or) 0.45m above the top of abutting village road. the applicant should provide adequate storm water drainage network all-round the proposed site, so that the ultimate disposal of storm water should be discharged to the nearest municipal storm water drain.

3. The applicant should do proper soil test, and suitable foundation should be selected depending upon the soil condition and the structural design should be obtained from the approved structural engineer during construction.

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 specifically recommend only for inundation point of view.

5. The applicant should provide adequate rain water harvesting arrangements in the site at their own cost.

6. The applicant should make their own arrangements to collect the garbages within the premises and has to be disposed off as per existing norms of Tamilnadu Pollution Control Board and other departments concerned and it should not be dumped in the nearby road, water bodies, public places etc.

7. The applicant should make necessary arrangements for sewerage treatment and its disposal as per norms after obtaining necessary permission from the Chennai Metropolitan Water Supply and Sewerage Board and as per their norms in existence and as amended from time to time and should not be let into the nearby channel, or any storm water drainage during construction.

8. The applicant should provide a setback distance of about 3.0m should be left on the abutting side of nemam tank surplus course site on north side.(out of which 1.50m should be left as no development area and 1.50m should be left as set back space where no building projections is permissible)

9. The applicant should clearly demarcate the boundary of their land with Revenue and PWD officials before the commencement of any developmental activities and should not encroach the government land. The PWD/WRD officials should be allowed to inspect the site at any time during execution.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO THE ABOVE PROPOSED SITE 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 SITE (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.DB/T5(3) / F- INUNDATION - KUTHAMBAKKAM / 2016 / M / 15.02.2017 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 LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- E.W.S
- CHANNEL
- NO DEVELOPMENT AREA

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

P.P.D / L.O NO. **39 / 2018**

APPROVED

VIDE LETTER NO : L1 / 3449 / 2017

DATE : 12 / 06 / 2018

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.NOS: 552/2D1, 2G, 560/5C, 772/ 3A1pt, 3Bpt, 3Cpt, 773/1pt, 2pt, 774/2A, 2Bpt AND S.NO. 775/1A1Bpt OF KUTHAMBAKKAM VILLAGE.

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