



TOTAL EXTENT (AS PER PATTA)	:	38127 SQ.M
ROAD AREA	:	7783 SQ.M
PARK AREA	:	3097 SQ.M
PUBLIC PURPOSE PLOTS (I & II)	:	3382 SQ.M
TOTAL NO. OF PLOTS	:	153 Nos.
REGULAR PLOTS (1 TO 105)	:	105 Nos.
EWS PLOTS (106 TO 153) (3040 SQ.M)	:	48 Nos.
SPECIAL BUILDING	:	1 No

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 WERE ALREADY HANDED OVER TO THE LOCAL BODY

CONDITIONS:

- (1). THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)/F-1 - MANAPAKKAM / 2017, DT:28.07.2017 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
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 before commencement of any development activities and the applicant land should be raised to a level of (+)9.300m (i.e. 1.88m above the existing road level of (+)7.420m abutting the proposed site).
2. The applicant should not encroach the adjacent Adyar River (Western side) in Survey No.170 of Nandambakkam Village and clearly demarcate their boundaries before starting developmental activities.
3. The proposed site should be well protected with a flood protection wall/ compound wall along the boundary adjacent to the Adayar River left bank to safeguard against inundation problems. Also the applicant should provide a storm water drain for 2.0m width on Eastern side within the applicant site along the boundary of Adyar river and connect to local drain to drain rain water.
4. The all-round pavement level within the site should not be less than of (+)9.300m (or) (i.e.1.88m above the existing road level of (+)7.420m abutting the proposed site). The applicant should provide adequate storm water drainage network all-round the building, so that the ultimate disposal of storm water should be discharged to the nearest Municipal storm water drain and not let into Adyar river. Also the applicant should provide emergency pumping operation for the seepage water if it is proposed to have basement floor. 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 when compared to 2015 flood level and more prone to inundation.
5. The applicant should clearly demarcate the boundary of their land as per revenue records especially of Eastern side without any encroachment before the commencement of any developmental activities in the presence of the Revenue and PWD/WRD authorities. PWD/WRD is giving opinion only in connection with the inundation aspect and does not deliver any rights to the applicant to encroach the PWD/ Government Lands.
6. Advance intimation should be given to PWD/WRD official concerned by the applicant before commencement of any work. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter.
7. 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.
8. 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.
9. The applicant should provide adequate rain water harvesting arrangements in the site at their own cost.
10. The applicant should make their own arrangements to collect the debris/garbage within the premises and has to be disposed off as per existing norms of Tamil Nadu Pollution Control Board and other departments concerned and it should not be dumped in the nearby road, water bodies/Adyar river, public places etc.
11. 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 Adyar river or any storm water drain on any occasion.
12. The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
13. The permission granted to the applicant should not be altered/modified/changed to any others. Based on the records submitted by the applicants the permission is granted. If any documents seem to be fake/manipulated/fabricated in future the above permission will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuinity of the documents submitted.
14. During execution/ construction, if the applicant needs to provide basement floor of the building in the proposed S.F.Nos it is preferable to be used as still floor or may be used as Office floor rather than sensitive usage, so as to safe guard the panic situation and other valuable things. Also the applicant should provide suitable emergency pumping operation for the seepage water in the proposed basement floor.

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 PLOTS I & II (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 STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)/F-1 - MANAPAKKAM / 2017, DT:28.07.2017. 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 THE LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO THE LOCAL BODY
- PUBLIC PURPOSE PLOTS
- EWS
- ADYAR RIVER

CONDITIONS:

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

P.P.D NO : 32
L.O 2019

APPROVED
VIDE LETTER NO : L1 / 17761 / 2016
DATE : 15 / 03 / 2019

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos:119/1A1B, 1A2B, 1B2, 1B3, 1C, 2A, 2B, 2C & 3B, 120/1A1, 1A2, 1A3, 1A5, 1A6, 1B & 2, 121/1A1A, 1A1B, 1A2, 1C1, 1C2, 1D1 & 1D2, 148/1, 2 & 3 AND 149/1C1Apt, 1C1B, 1C2, 1D & 2 OF MANAPAKKAM VILLAGE.

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