



<b>SITE EXTENT</b> (AS PER SITE)	:	<b>36781 SQ.M</b>
<b>ROAD AREA</b>	:	<b>9491 SQ.M</b>
<b>PARK AREA</b>	:	<b>2744 SQ.M</b>
<b>PUBLIC PURPOSE PLOTS (I-VI)</b>	:	<b>2742 SQ.M</b>
<b>TOTAL NO. OF PLOTS</b>	:	<b>214 NOS.</b>
<b>REGULAR PLOTS (1 TO 142)</b>	:	<b>142 NOS.</b>
<b>EWS PLOTS (143 TO 214) (4765 SQ.M)</b>	:	<b>72 NOS.</b>
<b>COMMERCIAL</b>	:	<b>1 No</b>
<b>SHOP SITE</b>	:	<b>3 Nos.</b>

**NOTE:**

1. SPLAY - 4.5M x 4.5M, 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED  
PARK AREA DOC.NO: 1174 / 2019, DATED: 26-03-2019 @ SRO, POONAMALLEE

**CONDITIONS:**

- ( I ). THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)I-CHEMBARAMBAKKAM-III/2018/M/13.12.2018 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 AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)9.330M, VARYING FALLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION DURING MAXIMUM FLOOD PERIODS.
  2. THE APPLICANT 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 AND MORE PRONE TO INUNDATION.
  3. THE APPLICANT PROTECTIVE MEASURES SHOULD BE TAKEN TO AVOID ENTRY OF STORM WATER FROM THE ROAD.
  4. SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE CHANNEL AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.
  5. THE APPLICANT SHOULD PROVIDE RAINWATER-HARVESTING ARRANGEMENTS IN THE SITE PROPOSED AT HIS OWN COST.
  6. THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE.
  7. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
  8. THE APPLICANT SHOULD NOT ENCR OACH INTO ADJACENT CHANNEL LAND AND CLEARLY DEMARCAT E BOUNDARIES BEFORE STARTING DEVELOPMENT ACTIVITIES.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO ABOVE PROPOSED SITE AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND LEGAL ENTITY.

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

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO VI (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/T5(3)I-CHEMBARAMBAKKAM-III/2018/M/13.12.2018. 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
- EWS
- CANAL
- COMMERCIAL

**CONDITIONS:**

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

**P.P.D** NO : **39**  
**L.O** 2019

**APPROVED**  
 VIDE LETTER NO : L1 / 20921 / 2018  
 DATE : 02 / 04 / 2019

**OFFICE COPY**

FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**THIRUMAZHISAI TOWN PANCHAYAT**

**LAYOUT OF HOUSE SITES IN S.Nos: 66 /1Bpt, 2Apt, 2Bpt, 3, 67 /1pt, 2pt, 3pt & 68 /8, 9Apt, 9Bpt, 10pt OF CHEMBARAMBAKKAM VILLAGE. (FORMERLY NEDUNCHERI VILLAGE)**

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