

TOTAL EXTENT (AS PER PATTA) : 2250 Sq.M
ROAD AREA : 881 Sq.M
PUBLIC PURPOSE AREA (1%) : 18 Sq.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 9 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 9 Sq.m
NO. OF PLOTS : 15 Nos.

NOTE:

1. SPLAY - 1.5M x 1.5M, 3.0M x 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.  ROAD AREA } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
4.  PUBLIC PURPOSE-1 (0.5%) } DOC.NO: 1976/2020, DATED:04.03.2020 @ SRO, REDHILS
5.  PUBLIC PURPOSE-2 (0.5%) } WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED
6. DOC.NO:1974/2020, DATED:04.03.2020 @ SRO, REDHILS

CONDITIONS:

(I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK, CHENNAI - 5 IN LETTER NO.DB/T5(3) / F -KUMMANOOR VILLAGE -I/2019/M/31.07.2019 FOR THE ADJOINING LAYOUT SITE(S.NOS.116/1, 117, 118, 120/1A, 1B, 2A, 2B, 2C, 121, 130 & 132/2A1). 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 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 17.900M. THE DEPTH OF FILLING IS 1.100 TO 1.400M OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION.
2. THE ALL ROUND PAVEMENT LEVEL WITHIN SITE SHOULD NOT BE LESS THAN OF (+) 17.900M.
3. THE APPLICANT SHOULD CLEARLY DEMARCATATE THE BOUNDARY OF THEIR LANDS AS PER REVENUE RECORDS 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 AND DOES NOT DELIVER ANY RIGHT TO THE APPLICANT TO ENCROACH THE PWD/ GOVERNMENT LANDS.
4. THE PWD/WRD., WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL STABILITY, SAFETY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE APPLICANT SPECIFICALLY RECOMMEND ONLY FOR INUNDATION POINT OF VIEW.
5. THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCE OF WORK.
6. THE SITE SHOULD BE FILLED TO THE HEIGHT AS SHOWN IN THE STATEMENT ABOVE TO AVOID INUNDATION. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE ONLY AFTER THE ERECTION OF FOUNDATION FOOTINGS.
7. THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
8. THE PROMOTER SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE SUITABLY PROVIDED.
9. THE PROMOTER SHOULD MAKE ARRANGEMENTS TO COLLECT THE GARBAGES WITH IN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER POLLUTION CONTROL BOARD NORMS.
10. NECESSARY SEWERAGE TREATMENT ARRANGEMENTS SHOULD BE PROVIDED AS PER POLLUTION CONTROL BOARD NORMS.
11. THE FIELD CHANNELS IF ANY SHOULD BE MAINTAINED AS PER REVENUE RECORDS WITHOUT ENCROACHING ANY PORTION OF POROMBOKE LANDS.
12. THE PROMOTER SHOULD ABIDE BY RULES AND REGULATIONS OF PWD/WRD FROM TIME TO TIME.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON CONSTRUCTION OF CULVERT ACROSS FIELD CHANNEL IN THE ABOVE SURVEY NUMBER & AS WELL AS ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II) TNCDDBR-2019 RULE NO: 47 (8)

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDDBR-2019, RULE NO: 47 (11)

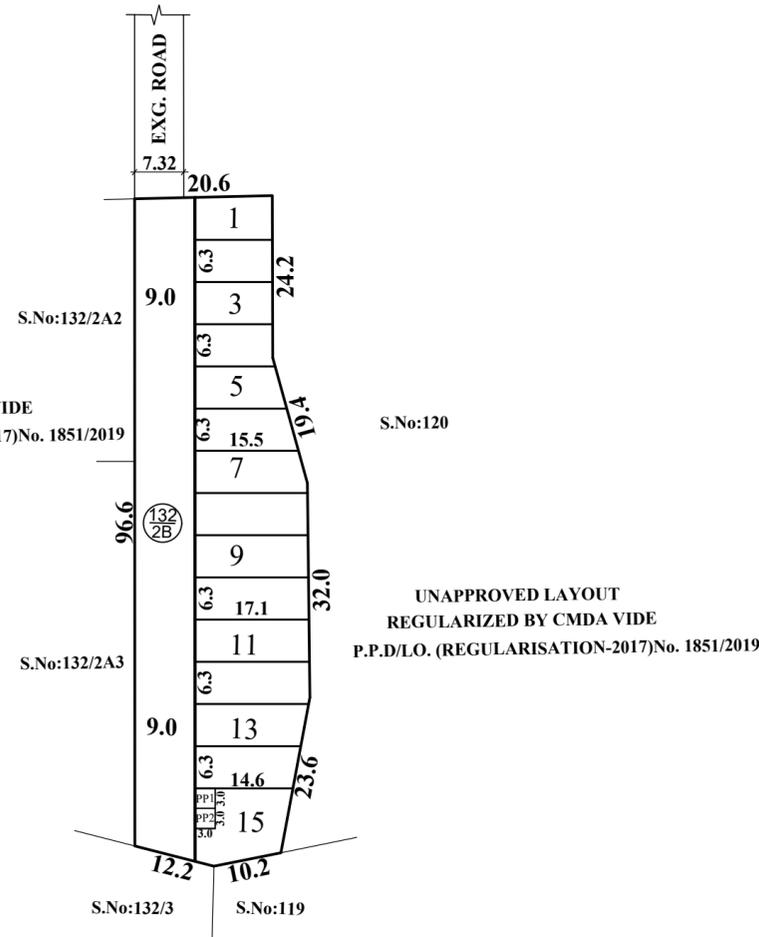
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - KUMMANOOR VILLAGE - I / 2019/M/ 31.07.2019, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

⊙ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

-  SITE BOUNDARY
-  ROADS GIFTED TO THE LOCAL BODY
-  EXISTING ROAD
-  PUBLIC PURPOSE-1 GIFTED TO THE LOCAL BODY
-  PUBLIC PURPOSE-2 GIFTED TO THE TANGEDCO



UNAPPROVED LAYOUT
 REGULARIZED BY CMDA VIDE
 P.P.D/LO. (REGULARISATION-2017)No. 1851/2019

S.No:120

UNAPPROVED LAYOUT
 REGULARIZED BY CMDA VIDE
 P.P.D/LO. (REGULARISATION-2017)No. 1851/2019

This Planning Permission Issued under New Rule
 TNCDDBR.2019 is subject to final outcome of the
 W.P(MD) No.8948 of 2019 and WMP (MD)
 Nos. 6912 & 6913 of 2019.

CONDITIONS:

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

P.P.D NO : **28**
L.O 2020

APPROVED

VIDE LETTER NO : L1 / 20809 / 2019

DATE : 17 / 03 / 2020

OFFICE COPY

FOR CHIEF PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 132/2B OF KUMMANUR VILLAGE.

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