



<b>TOTAL EXTENT</b> (LEAST EXTENT AS PER PATTA)	:	<b>26700 SQ.M</b>
<b>ROAD AREA</b>	:	<b>8330 SQ.M</b>
<b>PARK AREA</b>	:	<b>1864 SQ.M</b>
<b>PUBLIC PURPOSE AREA (1%)</b>	:	<b>186 SQ.M</b>
<small>(P.P-1 HANDED OVER TO THE TANGEDCO (0.5%) - 93 SQ.M (P.P-2 HANDED OVER TO THE LOCAL BODY (0.5%) - 93 SQ.M</small>		
<b>REGULAR PLOTS (1 TO 145)</b>	:	<b>145 Nos.</b>
<b>E.W.S.PLOTS (1965 SQ.M) (146 TO 178)</b>	:	<b>33 Nos.</b>
<b>TOTAL NO.OF.PLOTS</b>	:	<b>178 Nos.</b>

**NOTE:**

- SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> ROAD AREA</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> PARK AREA</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px dotted black; margin-right: 5px;"></span> PUBLIC PURPOSE -2 (0.5%)</li> </ul> | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.17/2020, DATED: 03.01.2020,<br>@ SRO POONAMALLEE. |
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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> PUBLIC PURPOSE -1 (0.5%)</li> </ul> | WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.1220/2020, DATED: 23.03.2020,<br>@ SRO POONAMALLEE. |
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**CONDITIONS :**

THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.DB/T5(3)/F-ANAIKATTUCHERRY(HAMLET/VILLAGE-I/2019/M/31.07.2019, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVED THE COMPETENT AUTHORITY (LOCAL BODY).

- 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 (+) 23.000m. The depth of filling varying from 1.20m to 1.55m i.e., varying filling of the entire area of the applicant land to avoid inundation.
- The all round pavement level within site should not be less than of (+) 23.000m.
- The applicant should clearly demarcate 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.
- 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.
- 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.
- 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.
- The promoter should provide rain water harvesting arrangements in the site at his own cost.
- The promoter should provide adequate de watering arrangements to bail out the water within the premises and necessary drainage facilities must be suitably provided.
- 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.
- Necessary sewerage treatment arrangements should be provided as per pollution control board norms.
- The field channels if any should be maintained as per revenue records without encroaching any portion of poromboke lands.
- 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) TNCDBR - 2019, RULE NO. 47(8)**

ONE PERCENT OF LAYOUT AREA EXCLUDING ROADS, 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) TNCDBR - 2019 RULE NO : 47 (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) TNCDBR-2019 RULE NO : 47 (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 CONCERNED AUTHORITY, NAMELY,THE LOCAL BODY AND TAMIL NADU ELCTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT. 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 -ANAIKATTUCHERRY(HAMLET 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 LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO TANGEDCO
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY
- E.W.S

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

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

**P.P.D** NO : **50**  
**L.O** **2020**

**APPROVED**  
VIDE LETTER NO : **L1 / 9508 / 2019**  
DATE : **6 / 07 / 2020**

**OFFICE COPY**

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**POONAMALLEE PANCHAYAT UNION**

**LAYOUT OF HOUSE SITES IN S.Nos: 54/2A1, 2B1, 2C2A, 2D2A, 2E2A, 55/2B1, 2C1, 65/2A2, 2B, 2C, 2D, 5, 66/1A1, 1A2A, 1A2B, 67/1 AND S.No.67/2 OF SORANCHERI 'A' VILLAGE. (HAMLET OF ANAIKATTUCHERY VILLAGE)**

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