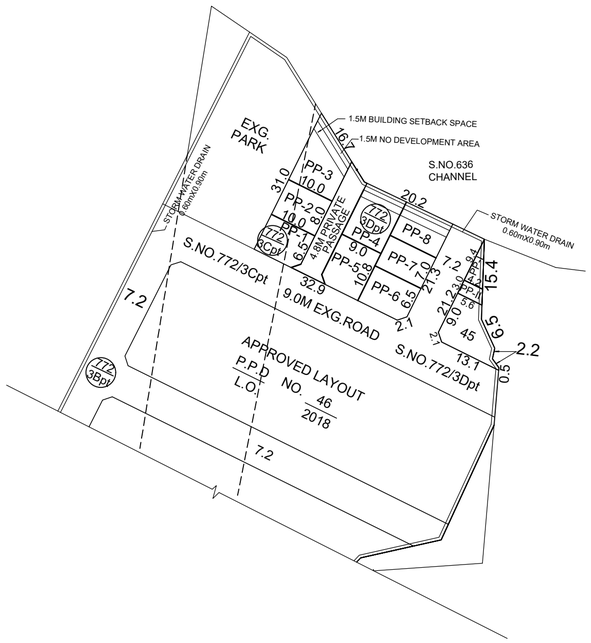

SITE EXTENT (AS PER APPROVED LAYOUT) : 918 SQ.M

NO.OF.PLOTS : 9 Nos.

PUBLIC PURPOSE AREA (1%) : 35 SQ.M

(P.P-I HANDED OVER TO THE LOCAL BODY (0.5%) - 20 SQ.M

(P.P-II HANDED OVER TO THE TANGEDCO (0.5%) - 15 SQ.M

NOTE:

1.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.

2. ☐ PUBLIC PURPOSE - I (0.5%) WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.4708/2020, DATED: 16.06.2020, @ SRO AVADI.

3. ☐ PUBLIC PURPOSE - II (0.5%) WAS HANDED OVER TO THE TANGEDCO VIDE GIFT DEED DOCUMENT NO.4707/2020, DATED: 16.06.2020, @ SRO AVADI.
(RESERVED FOR TANGEDCO)

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 (+) 28.000m (i.e 0.45m above the existing road level of (+) 27.550m abutting the proposed site).

2. The all-round pavement level during construction within the site should not be less than of (+) 28.000m (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 Eastern side boundary abutting water course and the same should be clearly desilted to have free flow of water without any hindrance.

10.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 the conditions, mentioned in the above letter dated:15.02.2017, 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) 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.

(III) TNCDBR-2019, RULE NO: 47 (8) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED :31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41, DATED 31.01.2020.

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 OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION 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
- ☐ EXISTING ROAD
- ☐ NO DEVELOPMENT AREA
- ☐ PUBLIC PURPOSE-I GIFTED TO LOCAL BODY
- ☐ PUBLIC PURPOSE-II GIFTED TO TANGEDCO
- ☐ CHANNEL

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 APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D / L.O NO. 53 / 2020

APPROVED

VIDE LETTER NO : L1 / 17711 / 2019

DATE : 14 / 07 / 2020

OFFICE COPY

FOR CHIEF PLANNER(LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

POONAMALLEE PANCHAYAT UNION

SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT INTO RESIDENTIAL USE & RE SUB DIVISION OF PLOT NO.45 LYING IN THE APPROVED LAYOUT P.P.D/L.O.NO.46/2018 IN S.Nos.772/3Cpt AND 772/3Dpt OF KUTHAMBAKKAM VILLAGE.

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