

TOTAL EXTENT (AS PER PLAN) : 12900 SQ.M
ROAD AREA : 3919 SQ.M
PARK AREA : 918 SQ.M
PUBLIC PURPOSE AREA (1%) : 92 SQ.M
 (P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 45 SQ.M
 (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 47 SQ.M
REGULAR PLOTS (1 TO 75) : 75 Nos.
E.W.S.PLOTS (986 SQ.M) (76 TO 90) : 15 Nos.
TOTAL NO.OF.PLOTS : 90 Nos

NOTE:

- SPLAY - 1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
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| <ul style="list-style-type: none"> ROAD AREA PARK AREA PUBLIC PURPOSE -1 (0.5%) PUBLIC PURPOSE -2 (0.5%) | } | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.6190/2020, DATED: 07.09.2020, @ SRO REDHILLS. |
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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 - GRANT LYON VILLAGE - 1 / 2019 / M / 12.12.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY 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 (+) 17.300m. The depth of filling varying from 0.800m to 1.100m of the entire area of the applicant land to avoid inundation.
- The all round pavement level within the site should not be less than of (+) 17.300m.
- 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 Point of View and does not deliver any right to the applicant to encroach the PWD/Government Lands.
- The applicant should not carry out any other cross masonry structures across the channel without prior permission from PWD/WRD.
- 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 promoter should provide rain water harvesting arrangements in the site at his own cost.
- The promoter should provide adequate dewatering 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, PWD/WRD reserves the rights to withdraw the report 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) 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.

(III)TNCDBR-2019, RULE NO: 47 (9) 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.

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(IV)TNCDBR-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.

(V)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - GRANT LYON VILLAGE - 1 / 2019 / M / 12.12.2019 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S
- CHANNEL
- NO DEVELOPMENT AREA

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 : **77**
L.O **2020**

APPROVED

VIDE LETTER NO : L1 / 899 / 2020
DATE : 22 / 09 / 2020

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



PUZHAL PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 71/1 & 71/5pt OF GRANT LYON VILLAGE.

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