



TOTAL EXTENT : 51900 SQ.M
 ROAD AREA : 15275 SQ.M
 PARK AREA : 3709 SQ.M
 PUBLIC PURPOSE PLOTS (I TO XVIII) : 3701 SQ.M
 REGULAR PLOTS (1 TO 161) : 161 NOS
 E.W.S.PLOTS (162 TO 224) (3742 SQ.M) : 63 NOS
 TOTAL NO.OF PLOTS : 224 NOS

NOTE:
 1. SPLAY - 1.5M x 1.5M, 3.0M X 3.0M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. ROAD AREA WHERE ALREADY HANDLED OVER TO THE LOCAL BODY
 4. PARK AREA VIDE GIFT DEED DOCUMENT NO. 8873/2012, DATE:13.8.2012.

CONDITIONS:
 (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CL.W.R.D.CHENNAI REGION, CIREPAUK, CHENNAI-5, LETTER NO.FOR SANCTIONING OF ROAD ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
 1. THE SUPERSTRUCTURE OF THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED ABOVE THE LEVEL OF (+) 20.00 (ROAD LEVEL OF (+) 20.00) PLUS RAINING TO AVOID THE POSSIBLE INUNDATION THREATS IN THE NEAR FUTURE. THE REQUIRED HEIGHT OF FILLING IN THIS AREA IS VARYING FROM 0.6M TO 1.1M WITH HARD EARTH WITH PROPER CONSOLIDATION.
 2. THE PROMOTER SHOULD CONSTRUCT THE R.C.C. BOX TYPE CULVERTS AT HIS OWN COST AND BE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURES.
 3. THE BOTTOM LEVEL OF THE PROPOSED R.C.C. BOX TYPE CULVERTS SHALL BE FIXED AS (+) 2.400M AND SHOULD BE GOT EXECUTED ONLY AFTER THE PRESENCE OF WHO/DPRALES.
 4. ADVANCE NOTIFICATIONS SHOULD BE GIVEN TO THE WHO OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
 5. THE WHO OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
 6. THE WHO OFFICIALS SHOULD BE ALLOWED TO INSPECT THE CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODIC INSPECTION.
 7. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCRUCHING AS PER PERMITS RECORDS.
 8. THERE SHOULD NOT BE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE COMMAND AREA.
 9. THE IRRIGATION CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER BY MEANS OF PERIODIC RESTRICTION WORKS WITHIN HIS BOUNDARY TO FACILITATE IRRIGATION.
 10. THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WHO.
 11. THE PROMOTER SHOULD STRICTLY ADOPT TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
 12. THE PROMOTER SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
 13. THE PROMOTER SHALL PROVIDE COMPREHENSIVE DRAINAGE ARRANGEMENTS WITHIN THE PREMISES AT HIS OWN COST.
 14. THE SEWAGE WATER OF THE PROPOSED SITE SHOULD NOT BE LET INTO THE CHANNEL.
 15. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WHO FROM TIME TO TIME.
 16. THE PROMOTER SHOULD TAKE ACTION TO GET UPDATE THE REVENUE RECORDS AS HOUSE PLOTS AFTER GETTING APPROVAL FOR THE LAYOUT FROM THE CMDA.
 17. IN CASE OF COMPLIANCE WITH ANY OF THE ABOVE CONDITION, THE WHO RESERVES THE RIGHTS TO WITHDRAW THE SAC INSTEAD FOR CONSTRUCTION OF R.C.C. BOX TYPE CULVERTS FURTHER, THE WHO HAVE EVERY RIGHT TO ADDRESS THE CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS LAYOUT PERMISSION PROPOSAL IN CASE OF BREACH OF ANY OF THE CONDITIONS AND IN THAT EVENT, THE PROMOTERS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

(II) DR RULE NO : 29 (8)
 THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO XVIII (VZ, POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) SHALL REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPARTMENT 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 GUIDELINE VALUE. IF THE PROMOTER ADDS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA. AFTER THE SAID PERIOD OF ONE YEAR AND IF NONE OF THE AGENCIES PURCHASE THE RESERVED LAND FULL PART, THE LAYOUT OWNER/ DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANYBODY FOR RESIDENTIAL USE ONLY.
 (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 IN RESPECT 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 STIPULATE BY PWD IN THEIR LETTER NO:3/22862/191/LS-2/011, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:
 [] SITE BOUNDARY
 [] PROPOSED ROAD
 [] EXISTING ROAD
 [] PARK
 [] PUBLIC PURPOSE
 [] E.W.S.
 [] CHANNEL

PREPARED BY P.A.H (G.A) A.P (R.K.M) D.P (V.K)

POONAMALLEE PANCHAYAT UNION
 LAY OUT OF HOUSE SITES IN S.NOS: 164/2,3,7, 168/2A1,2A2,2A3, 539/1A,1B AND 540/1A OF THIRUNINRAVUR VILLAGE..

ALL MEASUREMENTS ARE IN METRE.

CONDITIONS:
 THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D	NO	28
L.O	APPROVED	2012
VIDE LETTER NO :	L1/17960/2010	
DATED :	27/07/2012	

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 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY