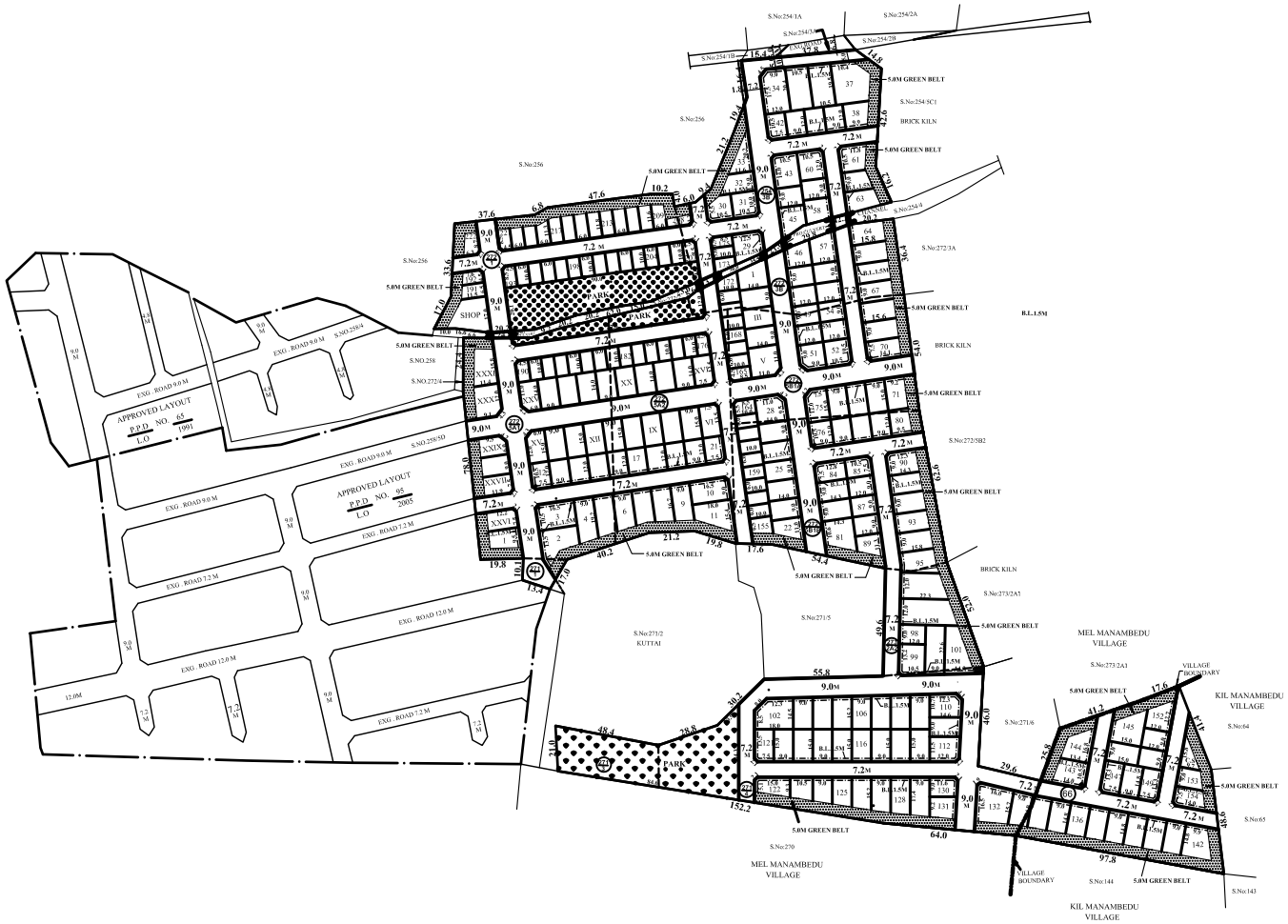

TOTAL EXTENT	:	55846 SQ.M
ROAD AREA	:	15167 SQ.M
PARK AREA	:	4096 SQ.M
PUBLIC PURPOSE PLOTS (I TO XXXI)	:	4136 SQ.M
REGULAR PLOTS (1 TO 154)	:	154 NOS
E.W.S.PLOTS (155TO 222) (4174 SQ.M)	:	68 NOS
TOTAL NO.OF PLOTS	:	222 NOS
SHOP SITE	:	1 NO
CONVENIENCE SHOP SITE	:	1 NO

NOTE:

1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA / PARK AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.1999/2013, DATE: 27/5/2013.

CONDITIONS:

(OTHE FOLLOWING CONDITIONS OF PWD STIPULATED IN CHIEF ENGINEER, PWD WRO CHENNAI REGION,CHEPAUK, CHENNAI-5,LETTER NO.T5(3)/10362/2005 Dt. 01.08.2005 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE WIDTH OF THE IRRIGATION CHANNELS AS NOTED IN THE SKETCH SHOULD MAINTAINED AS PER REVENUE RECORDS.
2. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER IN THE BRANCH CHANNEL AND FIELD CHANNEL.
3. CROSS MASONRY WORKS SHOULD NOT BE CONSTRUCTED IN THE CHANNELS BY THE PROMOTER, WITHOUT THE KNOWLEDGE OF PUBLIC WORKS DEPARTMENT.
4. ANY CROSS MASONRY WORKS IN THE SITE UNDER REFERENCE FOR APPROACHING THE SITE ACROSS BRANCH CHANNEL AND FIELD CHANNEL SHOULD BE DONE BY PWD ONLY. AS PER SITE CONDITION CULVERTS IN S.NO.270 CROSSING THE KAVALCHERI BRANCH CHANNEL AND FIELD CHANNEL IN S.NO.254/4, 272/2 AND 272/4 ARE TO BE CONSTRUCTED FOR APPROCHING THE PROPOSED LAYOUT. THE COST OF CONSTRUCTION OF THESE CULVERTS AS ESTIMATED BY PWD SHOULD BE DEPOSITED TO PWD BY THE PROMOTER. THE DETAILED ESTIMATE WILL BE SENT BY PWD SEPARATELY.
5. THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
6. ANY ENCROACHMENT IN THE CHANNEL PORTION WILL BE TREATED AS UNLAWFUL AND WILL BE EVICTED BY THE PWD.
7. THE IRRIGATION CHANNELS SHOULD NOT BE USED AS AN APPROACH ROAD BY THE PROMOTER/RESIDENTS. THEY SHOULD MAKE THEIR OWN ARRANGEMENT FOR ACCESS TO THE SITE.
8. THE PROMOTER OF THE LAND SHOULD PROVIDE PROPER DRAINAGE ARRANGEMENT AND SHOULD NOT LET THE DRAINAGE FROM THE PREMISES INTO THE IRRIGATION CHANNEL AND FIELD CHANNEL ON ANY ACCOUNT.
9. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
10. FAILURE TO COMPLY ANY OF THE ABOVE CONDITIONS MAY RESULT IN WITHDRAWAL OF THE NO OBJECTION CERTIFICATE GRANTED.

(II) DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO XXXI (VIZ . POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD 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 IRRESPECT 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.T5(3)/10362/2005, DATED.1.8.2005.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
- COMMERCIAL
- GREEN BELT

CONDITION:-
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

P.P.D NO 30
L.O 2013
APPROVED
VIDE LETTER NO : L1 / 13258 / 2012.
DATED : 25 / 7 / 2013
OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 254/3B, 271/1,3,4, 272/1,3B,5A1,5A2,5B1A,5B1B, 273/2A2 OF MELMANAMBEDU VILLAGE, AND S.No.66 OF KIL MANAMBEDU VILLAGE.

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