

TOTAL EXTENT (AS PER DOCUMENT) : 24564 SQ.M
ROAD AREA : 6909 SQ.M
PARK AREA (OSR) : 1772 SQ.M
PUBLIC PURPOSE PLOTS (I TO IX) : 1769 SQ.M
REGULAR PLOTS (1 TO 75) : 75 NOS
E.W.S. PLOTS (76 TO 109) 1775 SQ.M : 34 NOS
TOTAL NO. OF PLOTS : 109 NOS

NOTE:

1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO:1629/2014, DATED:03.02.2014 TO EARLIER GIFT DEED DOC.NO:11609/2013, DATED:20.09.2013, CANCELED VIDE REVOCATION OF GIFT DEED DOC. NO:1628/2014, DATED:03.02.2014.
- PARK AREA }

CONDITIONS :

- (1) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T5(3)/6299/2012, DATED:03.04.2013 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
 - 1) THE PROPOSED SITES HAS TO BE RAISED UPTO THE LEVEL OF (+)29.500M I.E. 1.5M ABOVE THE EXISTING AVERAGE GROUND LEVEL WITH HARD SOIL TO AVOID INUNDATION IN FUTURE.
 - 2) THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
 - 3) THE PROMOTER SHOULD PROVIDE ADEQUATE STORM WATER DRAIN ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
 - 4) THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
 - 5) SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN TO THE CHANNEL OR PALLAVAN KULAM AND NECESSARY SEWAGE TREATMENT DISPOSAL ARRANGEMENT SHOULD BE MADE AS PER POLLUTION CONTROL BOARD NORMS BY THE PROMOTER'S OWN COST.
 - 6) THE PROMOTER SHOULD UTILIZE THE LAND FOR THE PURPOSE FOR WHICH THE PLANNING PERMISSION IS REQUESTED AND PRIOR APPROVAL OF THE WATER RESOURCES DEPARTMENT SHOULD BE OBTAINED, IF THIS LAND IS UTILIZED FOR ANY OTHER PURPOSE.
 - 7) NO ENCROACHMENT SHOULD BE DONE IN GOVERNMENT PORAMBOKE LANDS (FIELD CHANNEL) AND NECESSARY DEMARCATION SHOULD BE DONE AT BOTH SIDES OF THE CHANNEL THROUGH THE REVENUE DEPARTMENT IN THE PRESENCE OF THE WATER RESOURCES DEPARTMENT OFFICIALS AND THE PROMOTER SHOULD FIX THE BOUNDARY POSTS OF SIZE 0.15x0.15x1.50M AT HIS OWN COST AND STATUS QUO OF FIELD CHANNEL AS PER REVENUE RECORDS SHOULD BE MAINTAINED.
 - 8) THE PROPOSED ACCESS THROUGH THE DEFUNCT FIELD CHANNEL TO THE LAND OF APPLICANT CAN BE MADE BY FORMING A ROAD OF SIZE 3.60x9.0M ACROSS THE AXTRME AND WHICH IS ABRUTLY ENDING.
 - 9) THE LEASE RENT FOR THE USE OF GOVERNMENT LAND OF SIZE 3.6x9.0M WORKS OUT TO RS.29,310/-PER ANNUM AS PER GUIDELINE VALUE.
 - 10) THE LEASE RENT OF RS.87930/- SHOULD BE PAID IN ONE LUMP-SUM FOR EVERY THREE YEARS IN ADVANCE.
 - 11) THE LEASE RENT IS SUBJECT TO REVISION FROM TIME TO TIME.
 - 12) THE PROVOTER SHOULD PAY THE LEASE RENT IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, WRD, KOSASTHALAYAR BASIN DIVISION, THIRUVALLUR.
 - 13) THE PROMOTER SHOULD NOT CLAIM ANY PRIVILEGE OR OWNERSHIP ON THE ABOVE LEASED PORTIONS OF GOVERNMENT LAND AND OWNERSHIP OF GOVERNMENT CHANNEL PORAMBOKE LAND ALWAYS VEST WITH GOVERNMENT PWD ONLY.
 - 14) ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
 - 15) THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE PROPOSED SITE AT ANY TIME DURING EXECUTION.
 - 16) THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
 - 17) THE PROMOTER SHOULD ALLOW THE WRD OFFICIALS FOR INSPECTING THE CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
 - 18) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, WRD RESERVED THE RIGHTS TO WITH DRAW THE "NO OBJECTION CERTIFICATE" ISSUED AND IN THAT EVENT, THE PROMOTER SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.
- (II). DR RULE NO: 29 (8)
 THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO IX (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL. INTERESTED DEPARTMENTS ON THE INTIMATION OF LAYOUT APPROVAL BY THE CMDA CAN PURCHASE THE LAND FROM THE OWNER OF DEVELOPER OR PROMOTER, ON PAYING THE COST OF PLOTS SO RESERVED. THE OWNER OR DEVELOPER OR PROMOTER HAS EVERY RIGHT TO SELL THE LANDS FOR RESIDENTIAL PURPOSE IF NO DEMAND FROM ANY PUBLIC DEPARTMENTS IS RECEIVED WITHIN ONE YEAR.
- (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 INRESPECT 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 WRD IN THEIR LETTER NO.T5(3)/6299/2012, DATED:03.04.2013. 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 (OSR)
- PUBLIC PURPOSE
- E.W.S
- CHANNEL, POND

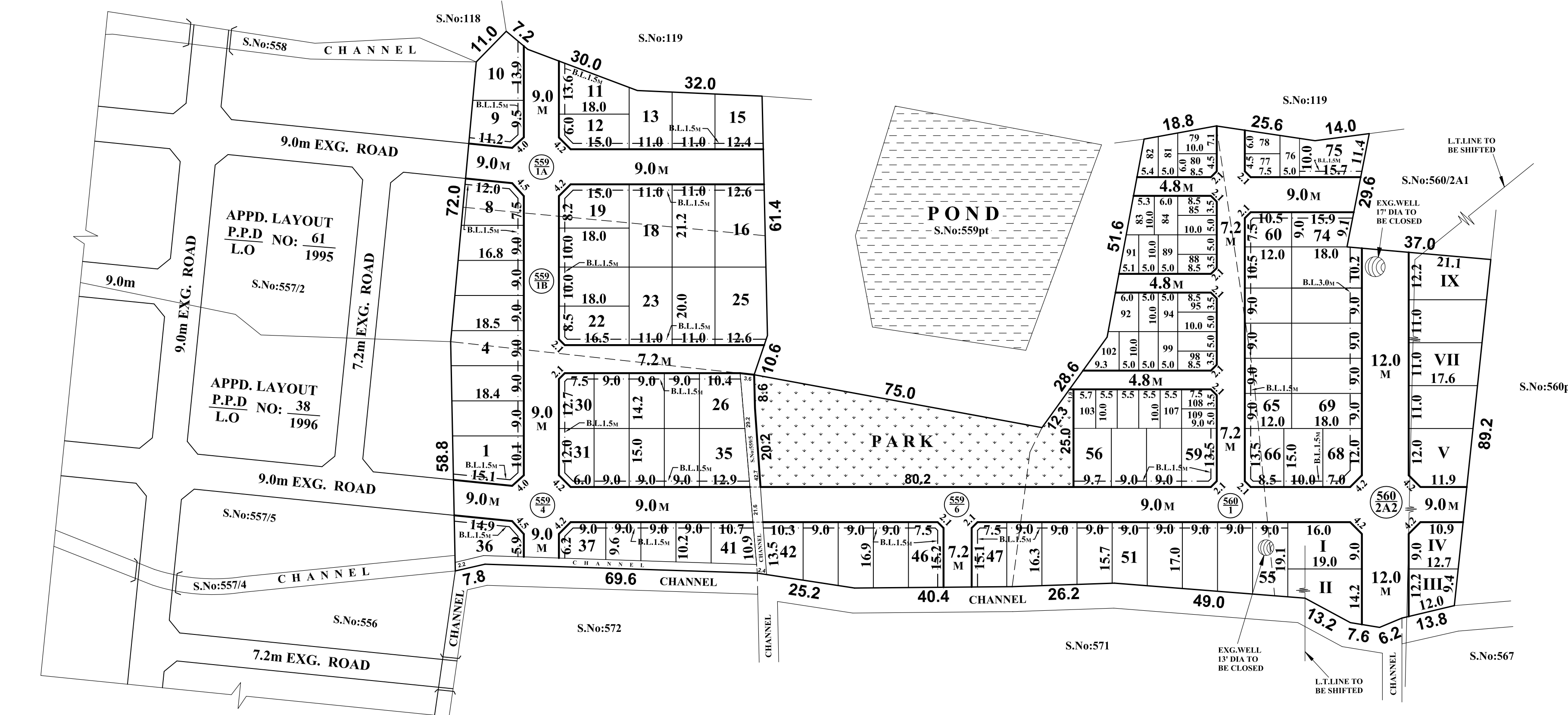
CONDITIONS:

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

P.P.D NO: 17
L.O 2014
APPROVED
 VIDE LETTER NO : LI / 3728 / 2013
 DATE : 27 / 05 / 2014

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



POONAMALLEE PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos:559/1A, 1B, 4, 6 & 560/1, 2A2 OF ANNAMBEDU VILLAGE

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