

TOTAL EXTENT	(21.37AC)	: 86500 SQ.M
ROAD AREA		: 27614 SQ.M
PARK AREA		: 5925 SQ.M
PUBLIC PURPOSE PLOTS (I & II), SCHOOL SITE & POLICE STATION		: 5894 SQ.M
REGULAR PLOTS (1 TO 267)		: 267 NOS
E.W.S.PLOTS (268 TO 364) (5917SQ.M)		: 97 NOS
TOTAL NO.OF PLOTS		: 364 NOS
SHOP SITE		: 2 NOS

NOTE:

- SPLAY - 1.5M x 1.5M x 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY
PARK AREA VIDE GIFT DEED DOCUMENT NO. 8325/2014, DATED: 28/10/2014 AND RECTIFICATION DEED NO. 8256/2014, DATED: 28/11/2014

CONDITIONS :

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION CHEPAUK, CHENNAI-5, LETTER NO.TS(3)/17126/2007, DT.22.8.2008, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

- IT IS RECOMMENDED TO PROVIDE INDIVIDUAL PILES FOR FOUNDATION PENETRATED INTO THE ORIGINAL SOIL STRATA FOR ACHIEVING ADEQUATE SAFE BEARING CAPACITY.
- THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE ONLY AFTER THE ERECTION OF FOUNDATION FOOTINGS
- THE PROCESS OF FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTHS TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION.
- THE PILES SHOULD BE WELL INTERCONNECTED WITH AN INTERMEDIATE GRADE BEAMS AT THE FINISHED GROUND LEVEL TO MINIMIZE THE BUCKLING OF COLUMNS
- THE PROMOTER SHOULD LEAVE AN OPEN SPACE IN S.NOS.56/1B,2C FOR A LENGTH OF 15M AS IT IS VERY PROXIMITY WITH THE LEFT BANK OF ADAYAR RIVER.
- THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN SIDE COMMAND AREA
- THE PROMOTER SHOULD CONSTRUCT THE CROSS MASONRY STRUCTURES ACROSS THE CHANNELS AFTER INTIMATING TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR.
- THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL
- THE PROPOSED CULVERTS FOR CROSSING THE CHANNELS SHALL BE MADE OF RCC BOXTYPE AS EAR MARKED IN THE SKETCH AND THE DESIGN AND DRAWINGS SHOULD BE GOT APPROVED BY EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR BEFORE EXECUTION OF THE WORK
- THE PROMOTER IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND DESIGN OF THE CULVERT
- THE PROMOTER SHALL PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE SUITABLY PROVIDED
- THE PROMOTER SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST
- THE WRD OF PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION
- ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OF PWD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK
- THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATION OF WRD OF PWD FROM TIME TO TIME
- THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, IF BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHATSOEVER.

(II) DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I & II (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 OR 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 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 STIPULATED BY PWD IN THEIR LETTER NO.TS(3)/17126/2007, DT.22.8.2008, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

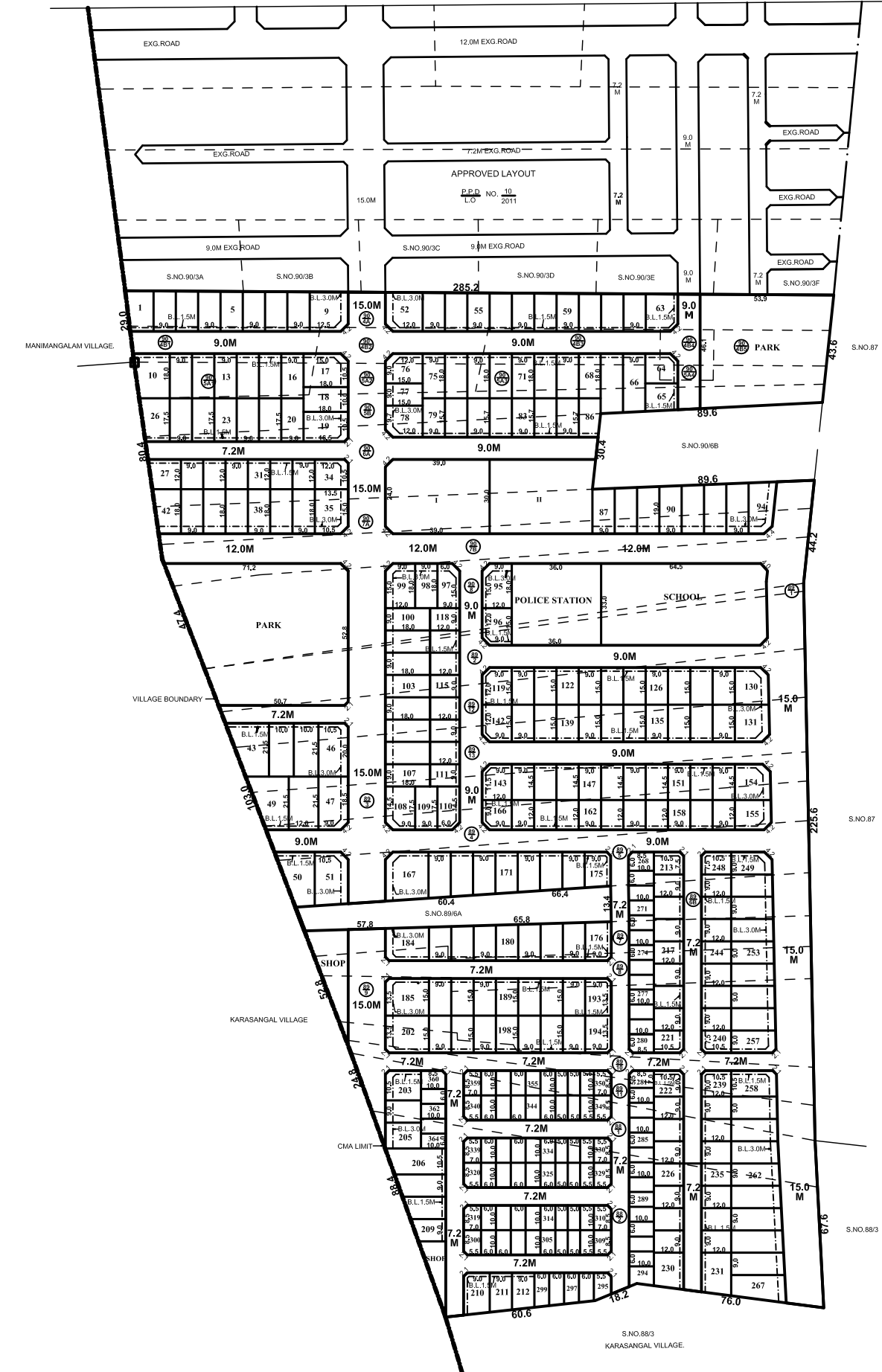
- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE
- E.W.S
- COMMERCIAL

CONDITION:

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

P.P.D NO 28
L.O APPROVED 2014
VIDE LETTER NO : L1/14217/2012
*DATED : 17/12/2014

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.N os: 88/1.2, 89/1.2, 3, 4, 5, 6B, 7, 8, 9, 10, 11, 12, 13, 90/4A, 4B1, 4B2, 4B3, 4B4, 4B5, 5A1, 5A2, 5A3, 5A4, 5B, 6A, 7A, 7B & S.No. 90/8 OF VARADHARAJAPURAM VILLAGE.

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