

**TOTAL EXTENT** (LEAST EXTENT AS PER DOCUMENT) : **14204 SQ.M**  
**ROAD AREA** : **4089 SQ.M**  
**PARK AREA** : **1038 SQ.M**  
**PUBLIC PURPOSE PLOT (1)** : **1024 SQ.M**  
**REGULAR PLOTS (1 TO 70)** : **70 Nos.**  
**E.W.S PLOTS (1055 SQ.M) (71 TO 88)** : **18 Nos.**  
**TOTAL NO.OF.PLOTS** : **88 Nos.**  
**CONVENIENT SHOP** : **1 No.**

**NOTE:**

- SPLAY - 1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- |   |           |           |   |
|---|-----------|-----------|---|
| <table border="1"> <tr><td>ROAD AREA</td></tr> <tr><td>PARK AREA</td></tr> </table> | ROAD AREA | PARK AREA | WERE HANDED OVER TO THE LOCAL BODY<br>VIDE GIFT DEED DOCUMENT NO. 2460 / 2018, DATE: 02 / 07 /2018. @ SRO POONAMALLEE |
| ROAD AREA   |           |           |   |
| PARK AREA   |           |           |   |

**CONDITIONS :**

(I)THE FOLLOWING AND OTHER CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB/T5(3) / F- 000046 & 002411 - I&C - VELLAVEDU / 2017/ 13.3.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The Applicants land should be filled with earth with proper compaction to the minimum level of (+) 35.210m to protect the site from inundation during floods. 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 for a depth varying from 2.09m to 2.39m depending upon the existing field levels and the existing applicant land should be raised to a minimum level of (+) 35.210m and i.e.0.60m above the existing main road abutting the site as (+) 34.610m. The all-around entire pavement level within the site should not be less than (+) 35.210m.

2. The channels along the boundary and within the stretch of applicants land in S.F.No.60,70,73,76 & 77 should be completely desilted and resectioned by constructing retaining wall on either side of the channel as per the FMB at the applicants own cost. The bed level of the above channel should be ascertained and restored before commencing the development activity in the presence of the concerned PWD/WRD Executive Engineer. Moreover the width of entire field channels as per revenue records (FMB) along & within the stretch of applicants land should be maintained properly without any change and encroachment at any cost.

3. The applicant should prepare the layout proposal by considering the internal storm water drainage net work, rainwater harvesting and sewerage alignment within the applicant land according to the existing rules in force.

4. The proposed RCC Box culverts of size mentioned above across the channel in S.F.No.70 & 73 within the applicants' lands as earmarked in the sketch for temporary occupation for three years from the date of agreement. The width of the channel earmarked in the FMB sketch should be maintained as per revenue records and should be maintained without encroachment. Only if the applicants land/road available on both sides of this channel this permission is eligible for construction of culvert. However, if the CMDA insists for any more culverts during planning approval, the applicant should approach the PWD/WRD for getting separate approval for any additional culverts in future.

Failing to comply with the conditions, mentioned in the above letter dated:13.03.2018.PWD/WRD reserves rights to withdraw the Technical opinion with NOC on inundation point of view along with permission for construction of culverts to the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F - 000046 & 002411- I&C - VELLAVEDU / 2017/13.03.2018. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT .

**(III)DR RULE NO : 29 ( 8 )**

THE AREA EARMARKED FOR PUBLIC PURPOSE SITE (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.

**(IV)DR RULE NO : 29 ( 9 )**

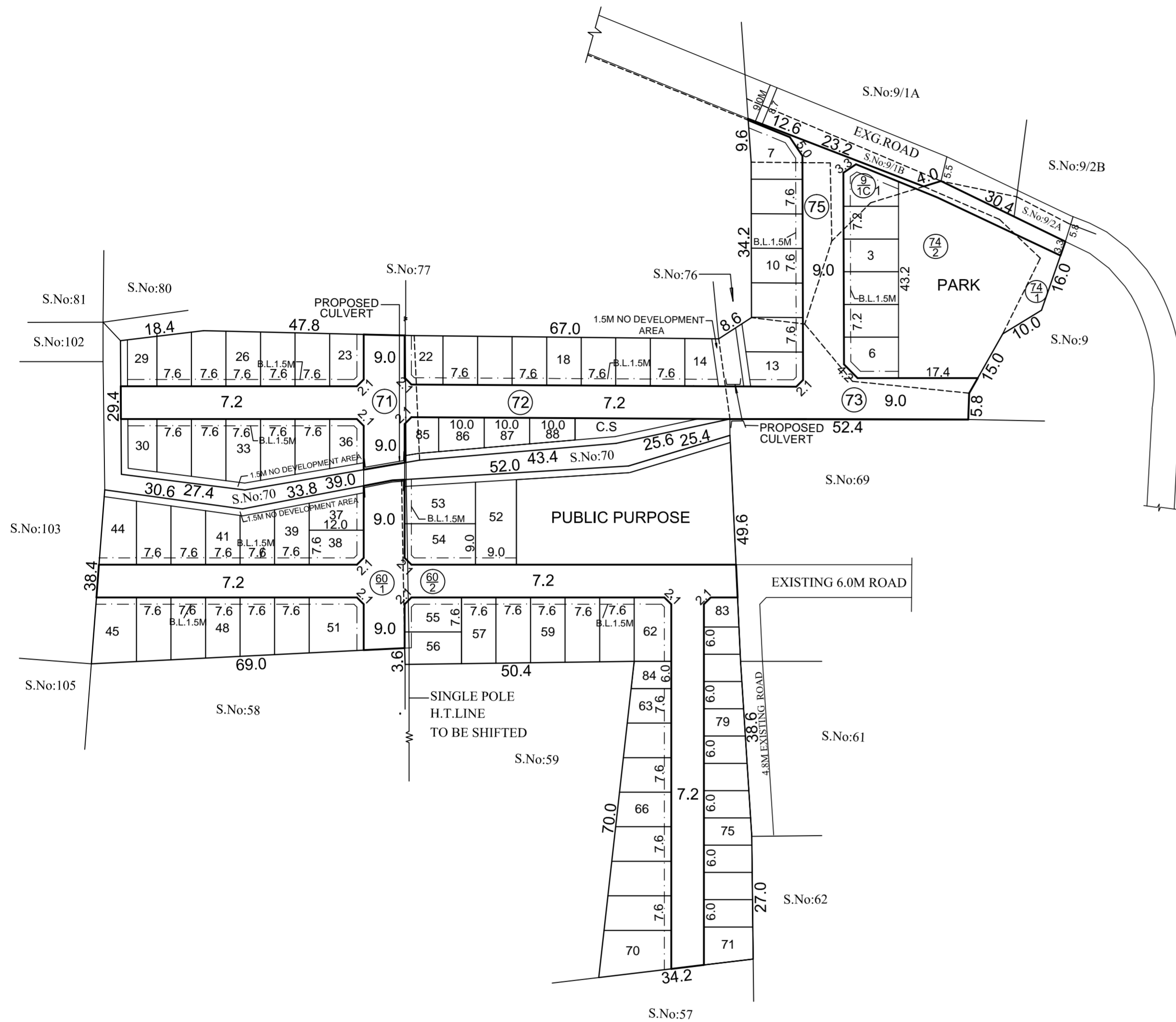
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

**(V)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.

**LEGEND :**

-  SITE BOUNDARY
-  ROADS GIFTED TO LOCAL BODY
-  EXISTING ROAD
-  PARK GIFTED TO LOCAL BODY
-  PUBLIC PURPOSE
-  E.W.S
-  CHANNEL
-  NO DEVELOPMENT AREA
-  CONVENIENT SHOP



**POONAMALLEE PANCHAYAT UNION**

**LAYOUT OF HOUSE SITES IN S.Nos: 9/1C, 60/1, 2, 71, 72, 73, 74/1, 2, AND S.No. 75 OF VELLAVEDU VILLAGE.**

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

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

**P.P.D** NO. **50**  
**L.O** **2018**

**APPROVED**

VIDE LETTER NO : L1 / 17642 / 2017

DATE : 01 / 08 / 2018

**OFFICE COPY**

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

