



<b>SITE EXTENT</b> (AS PER PROPOSED LAYOUT)	<b>: 56417 SQ.M</b>
<b>ROAD AREA</b>	<b>: 15758 SQ.M</b>
<b>PARK AREA</b>	<b>: 4072 SQ.M</b>
<b>PUBLIC PURPOSE PROVIDED (1)</b>	<b>: 205 SQ.M</b>
<b>REGULAR PLOTS (1 TO 304)</b>	<b>: 304 Nos.</b>
<b>E.W.S.PROVIDED (4100SQ.M) (305 TO 371)</b>	<b>: 67 Nos.</b>
<b>TOTAL NO.OF.PLOTS</b>	<b>: 371 Nos.</b>
<b>SHOP SITE</b>	<b>: 1 No.</b>
<b>CONVENIENT SHOP</b>	<b>: 1 No.</b>

**NOTE:**  
 1. SPLAY - 1.5M x 1.5M, 3.0M x 3.0M,  
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS  
 3. WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.4795/2019, DATED: 31.12.2019, @ SRO POONAMALLEE.

- CONDITIONS:**  
 (I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/TS(3)-CHEMBARAMBAKKAM-III/2018/M/13.12.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
1. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)9.330M. VARYING FILLING OF THE ENTIRE AREA OF THE APPLICANT LAND TO AVOID INUNDATION DURING MAXIMUM FLOOD PERIODS.
  2. THE APPLICANT SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED AS THE SITE IS RELATIVELY AT A LOWER LEVEL AND MORE PRONE TO INUNDATION.
  3. THE APPLICANT PROTECTIVE MEASURES SHOULD BE TAKEN TO AVOID ENTRY OF STORM WATER FROM THE ROAD.
  4. SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE CHANNEL AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.
  5. THE APPLICANT SHOULD PROVIDE RAINWATER-HARVESTING ARRANGEMENTS IN THE SITE PROPOSED AT HIS OWN COST.
  6. THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE.
  7. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM TIME TO TIME.
  8. THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT CHANNEL LAND AND CLEARLY DEMARCAT BOUNDARIES BEFORE STARTING DEVELOPMENT ACTIVITIES.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE TECHNICAL OPINION ON INUNDATION POINT OF VIEW TO ABOVE PROPOSED SITE AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND LEGAL ENTITY.  
 (II) TNCDBR -2019 RULE NO: 47 (8)  
 ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR-2019 RULE NO: 47 (9)  
 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 CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) TNCDBR-2019 RULE NO: 47 (11)  
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/TS(3)-CHEMBARAMBAKKAM-III/2018/M/13.12.2018. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT

© NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

- LEGEND:**
- SITE BOUNDARY
  - ROADS GIFTED TO LOCAL BODY
  - EXISTING ROAD
  - PARK GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE GIFTED TO LOCAL BODY
  - EWS
  - CANAL
  - COMMERCIAL

This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

**P.P.D** NO : **08**  
**L.O** **2020**  
**APPROVED**  
 VIDE LETTER NO : **L1 / 13800 / 2019**  
 DATE : **4 / 02 / 2020**

**OFFICE COPY**  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



# THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 64 / 2A2, 2B2, 2C, 3B, 6, 65 / 5Bpt, 66 / 1Bpt & 83 / 1B OF CHEMBARAMBAKKAM VILLAGE. (FORMERLY NEDUNCHERI & PRAYAMBATHU VILLAGE)

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