

TOTAL EXTENT : 48850 SQ.M
ROAD AREA : 14583 SQ.M
PARK AREA : 3497 SQ.M
PUBLIC PURPOSE PLOTS (I TO IV) : 3521 SQ.M
REGULAR PLOTS (I TO 149) : 149 NOS
E.W.S.PLOTS (150 TO 199) (3448 SQ.M) : 50 NOS
TOTAL NO.OF PLOTS : 199 NOS
CONVENIENCE SHOP : 3 NOS

- NOTE:
- SPLAY - 1.5M x 1.5M, 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. 5558/2015, DATE : 6.5.2015.

- CONDITIONS
- (I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE.WRD,CHENNAI REGION, CHEPAUK , CHENNAI-5, LETTER NO.T5(3)/283/2015, DT. 10.03.2015, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
- THE SITE SHOULD BE RAISED BY AN AVERAGE HEIGHT OF 1.10M ABOVE THE EXISTING GROUND LEVEL L.E,UP TO THE LEVEL OF (+) 30.345M.
 - THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION.
 - THE SUPERSTRUCTURE OF THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED ABOVE THE ROAD LEVEL OF (+) 28.445M TO AVERT THE POSSIBLE INUNDATION THREATS IN THE NEAR FUTURE.
 - THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCRDACHING AS PER REVENUE RECORDS.
 - THERE SHOULD OT BE ANY HINDRANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE COMMAND AREA.
 - THE CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER BY MEANS OF PERIODICAL RESECTIONING WORKS WITHIN HIS BOUNDARY.
 - THE PROMOTER SHOULD NOT CARY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
 - THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
 - THE PROPOSED CULVERT SHALL BE MADE OF RCC BOX TYPE OF REQUIRED SIZE WITHIN THE BOUNDARY.
 - THE PROPOSED CULVERT(3.00M X 9.00M) SHALL BE CONSTRUCTED ONLY IN BETWEEN THE S.NOS.606/3 AND 607/2 AS EARMARKED IN THE SKETCH.
 - THE SILL LEVEL OF THE PROPOSED RCC BOX CULVERT SHALL BE MAINTAINED AS (+) 27.810M WITH RESPECT TO MSL AND SHOULD BE GOT EXECUTED ONLY IN THE PRESENCE OF PWD OFFICIALS.
 - THE PROMOTER SHOULD CONSTRUCT THE RCC BOX CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE.
 - THE PROMOTER SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
 - THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE CHANNEL AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.
 - THE DESIGN AND DRAWING TO THE RCC BOX TYPE CULVERT SHOULD BE COMMUNICATED TO THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION THIRUVALLUR FOR APPROVAL AND THE WORK SCHEDULE SHOULD ALSO BE INFORMED TO HIM FOR MONITORING PRIOR TO COMMENCED OF THE WORK.
 - RENEWAL OF PERMISSION TO BE OBTAINED FROM THE EXECUTIVE ENGINEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR FOR WHICH THE APPLICANT HAVE TO APPLY WITH IN TWO MONTH BEFORE THE EXISTING OF THE EARLIER LEASE PERIOD.
 - THE CAUTION DEPOSIT OF RS.1,00,000(RUPEES ONE LAKH ONLY) AS TO BE DEPOSITED IN FAVOUR OF THE EXECUTIVE ENGNEER, WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR AT THE TIME OF SIGNING OF AGREEMENT.
 - THE CAUTION DEPOSIT WILL BE REFUNDED ONLY AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL , STRUCTURE, ETC IF ANY SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITIONS.
 - THE PROMPTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD FROM THE TIME TO TIME.
 - AFTER COMPLETION OF THE WORK , THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY, SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION.
 - THE PROMPTER SHOULD PAY AN ANNUAL TRACK RENT OF RS. 12210/- IN THE FORM OF DEMAND DRAFT DRAWN IN FAVOUR OF THE EXECUTIVE ENGINEER, PWD WRD, KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR.
 - THE LEASE RENT SHOULD BE PAID IN ONE LUMP SUM FOR 3 YEARS IN ADVANCE I.E,RS. 12210X3 = RS.36630/-
 - THE LEASE RENT IS SUBJECTED TO REVISION FROM TIME TO TIME, WITH RESPECT TO THE GOVERNMENT GUIDELINE VALUE.
 - THE PROMOTER SHOULD ENTER INTO AN AGREEMENT WITH THE EXECUTIVE ENGINEER WRD , KOSASTHALAIYAR BASIN DIVISION, THIRUVALLUR.
 - THE GOVERNMENT PORAMBOKE CHANNEL RUNNING INSIDE THE LAYOUT AS WELL AS ALONG THE BOUNDARY OF THE LAYOUT SHOULD NOT BE ENCRDACHED AT ANY TIME AND THE CHANNEL SHOULD BE MAINTAINED AS FOR THE REVENUE RECORDS.
 - THE BOUNDARY OF THE GOVERNMENT PORAMBOKE CHANNELS SHOULD BE DEMARKED WITH THE REVENUE OFFICIALS AND FOUNDATION PILLARS ERECTED OF
 - THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION, THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHATSOEVER.

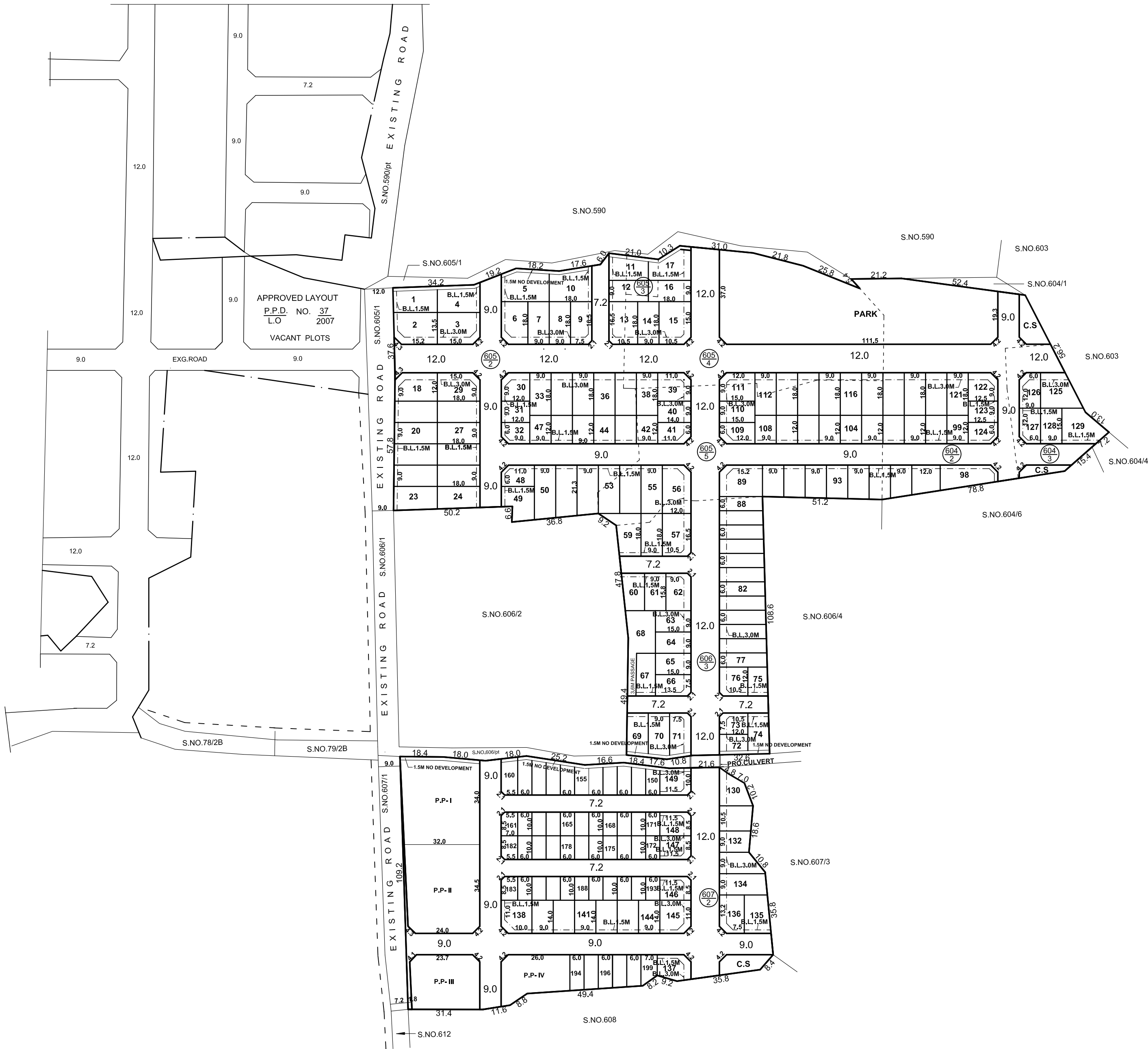
- CONDITIONS :
- (I)DR RULE NO : 29 (8)
- THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I & IV (VIZ , POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL TO ENABLE THE GOVERNMENT DEPARTMENT CONCERNED TO NEGOTIATE WITH THE OWNER 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.
- (II)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.
- (III)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 APPLICAN T.
- (IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. T5(3)/283/2015, DATED:10.3.2015, 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.
 - CONVENIENCE SHOP
 - NO DEVELOPMENT AREA

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

P.P.D NO. 19
L.O. 2015
APPROVED
VIDE LETTER NO : L1/ 12566 / 2014
DATE : 25 / 5 / 2015

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



PREPARED BY P.A.I A.P. (N.M)

POONAMALLEEE PANCHAYAT UNION

LAY OUT OF HOUSE SITES IN S.NOS: 604/2,3, 605/2,3,4,5, 606/3 & S.NO. 607/2 OF ANNAMBEDU VILLAGE.

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