

TOTAL EXTENT (AS PER DOC.) = 5908 Sq.M
 ROAD AREA = 1483 Sq.M
 TOTAL NO. OF PLOTS = 36 Nos.

NOTE:

- SPLAY - 3.0M x 3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WAS ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 11036/2019, DATED:29.07.2019 @ SRO, AMBATTUR

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO. DB/T5(3)/F-INUNDATION-AYAPAKKAM/2018/M/15.03.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.

- The existing ground level of the site should be raised to a minimum level of (+)20.720m (i.e.2.65m above the FTL of Ayapakkam tank as (+) 18.070m) with average depth of filling of earth 0.97m and compaction of not more than 0.30m depth to achieve the required degree of compaction to the entire area of the applicant land to avoid inundation during the heavy rains. The all-round entire pavement level within the site should not be less than (+)20.720m. Also, the applicant should provide emergency pumping operation for the seepage water, if it is proposed to have basement floor and as well as dewatering arrangements during flood periods.
- The applicant should prepare the layout proposal by considering the suitable internal storm water drainage net work (peripheral & lateral), rainwater harvesting, roads (peripheral & lateral) and sewerage alignment & garbages/debris and other solid waste management as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail.

The sewage or any unhygienic drainage should not be let into the tank at any cost and the debris and construction materials should not be dumped into the tank. The applicant should make drainage networks at their own cost and the same is to be connected to the natural storm water drainage or tank. The treated water also should not be let into the Ayapakkam tank.
- The necessary setback distance should be provided as per the norms in existence and as per the rules in force of CMDA.
- The applicant should clearly demarcate their boundary especially on the Eastern side abutting the tank before the commencement of any developmental activities in presence of Revenue authorities and PWD/WRD authorities concerned without fail and should not encroach the Government lands.
- The permission granted to the applicant should not be altered/modified/changed to any others. Based on the records submitted by the applicant, the permission is granted. If any documents seem to be fake/manipulated/fabricated, in future the above permission will be cancelled without any correspondence. Hence, the applicant is solely responsible of genuinity of the documents submitted.
- The applicant should abide by the rules and regulation of the PWD/WRD from time to time. The applicant should also abide court of law of both State & Central Government from time to time.
- The applicant lands seem to be dry/manavari lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The applicant should get clearance certificate for their site from the Revenue Department to make sure that the site is not an encroached property from the water body.
- The applicant lands seem to be dry lands. Hence, these lands are to be converted into residential zone from the agricultural zone by the competent authority. The PWD/WRD officers should be allowed to inspect the site at any time during execution and thereafter if necessary. Advance intimation should be given to the PWD/WRD officers concerned before commencement of work. PWD/WRD is giving opinion only in connection with inundation aspects and does not deliver any rights to the applicant to encroach the PWD/Government Lands.
- The trueness of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified and ensured by the Development/Revenue authorities.

Falling to comply with any of the above conditions, PWD/WRD reserves rights to withdraw the Technical opinion with NOC on inundation point of view for the above proposed site and in event the applicant shall not be eligible for any compensation whatsoever and as well as legal entity.

(II) 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.

(III) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. DB/T5(3)/F-INUNDATION-AYAPAKKAM/2018/M/15.03.2019. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND

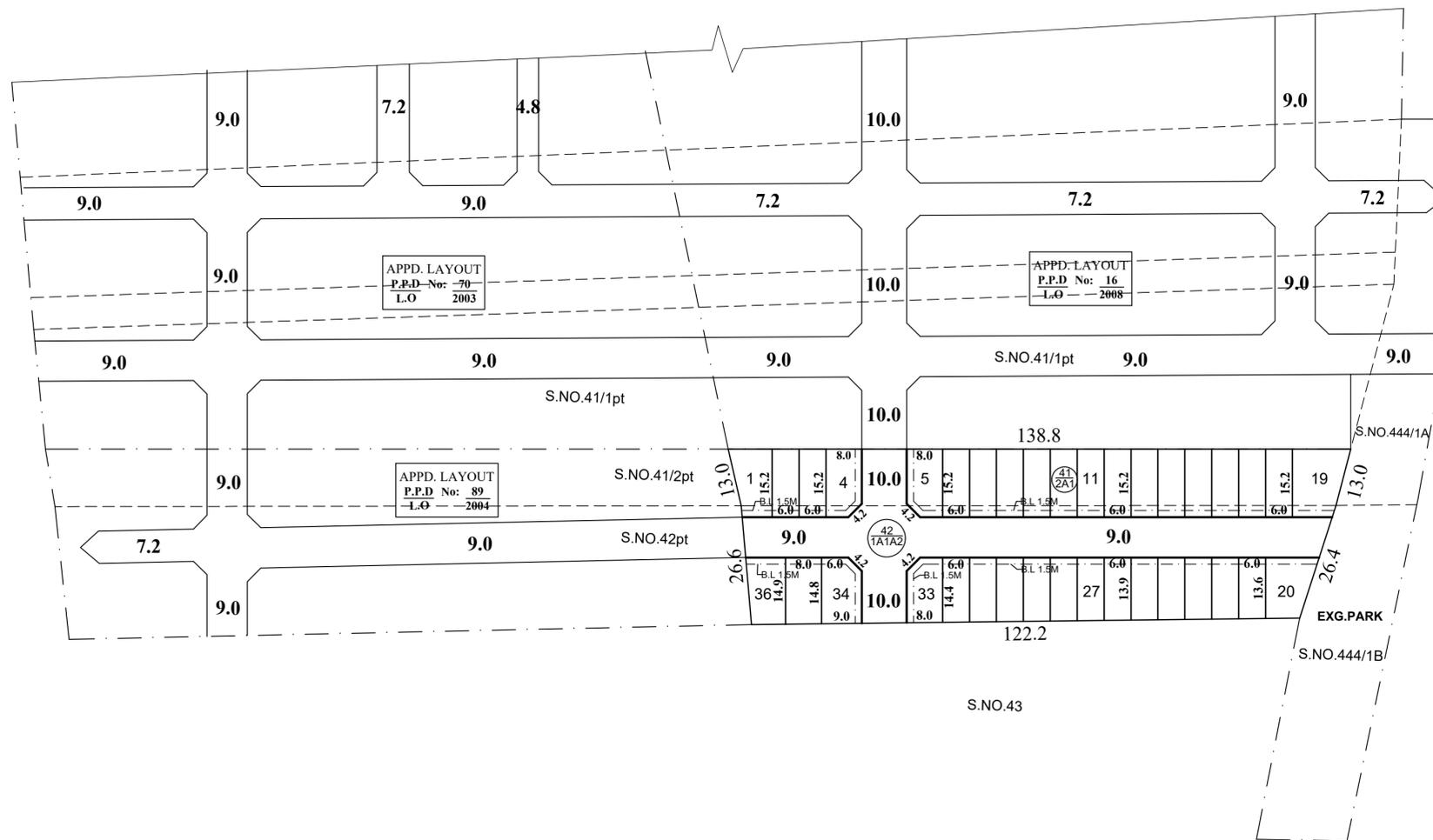
- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- EXISTING ROAD

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

P.P.D NO : **86**
L.O APPROVED **2019**
 VIDE LETTER NO : L1 / 19445 / 2018
 DATE : 13 / 08 / 2019

OFFICE COPY

FOR SENIOR PLANNER (MSB/LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



VILLIVAKKAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 41/2A1 & 42/1A1A2 OF AYAPAKKAM VILLAGE.

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