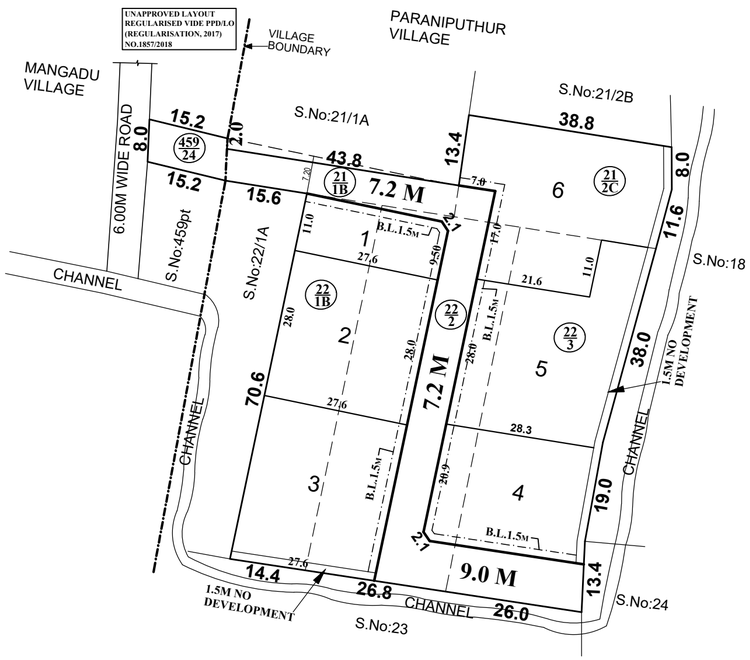
| | | | |
|---|---|---|---|
| **TOTAL EXTENT** | **(AS PER PATTA)** | **:** | **5803 SQ.M** |
| **ROAD AREA** | | **:** | **1238 SQ.M** |
| **TOTAL NO. OF PLOTS** | | **:** | **6 Nos.** |




## NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ▭ ROAD AREA WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 12090 / 2019, DATED: 25.07.2019 @ SRO, KUNDRATHUR & GIFT DEED DOC.NO: 12091 / 2019, DATED: 25.07.2019 @ SRO, KUNDRATHUR

## CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-MANGADU&PARANIPUTHUR-I/2019/M/22.04.2019 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1) THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METER DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)10.850M. 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 EATER 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 DEMARCATE BOUNDARY 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) 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) SUB-DIVISION OF THE PROPERTY INTO 8 PLOTS ONLY PERMITTED IN THE SITE SINCE IT ABUTS 6.0M WIDE ROAD ONLY.*

*(IV) NO SPECIAL BUILDING IS PERMISSIBLE IN ANY OF THE PLOT. ORDINARY BUILDING ONLY IS PERMISSIBLE IN EVERY PLOT LIES IN THE SUB-DIVISION PLAN.*

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO. DB/T5(3)/F-MANGADU&PARANIPUTHUR-I/2019/M/22.04.2019. 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
- ▭ CHANNEL
- ▭ NO DEVELOPMENT AREA

**CONDITIONS:**

THE SUB-DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

**P.P.D / L.O** NO : **88 / 2019**

**APPROVED**

VIDE LETTER NO : L1 / 4420 / 2019

DATE : 21 / 08 / 2019

**OFFICE COPY**

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

# MANGADU TOWN PANCHAYAT & KUNDRATHUR PANCHAYAT UNION

## SUB-DIVISION OF HOUSE SITES IN S.No:459/24 OF MANGADU VILLAGE AND S.Nos:21/1B,2C, 22/1B,2&3 OF PARANIPUTHUR VILLAGE

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