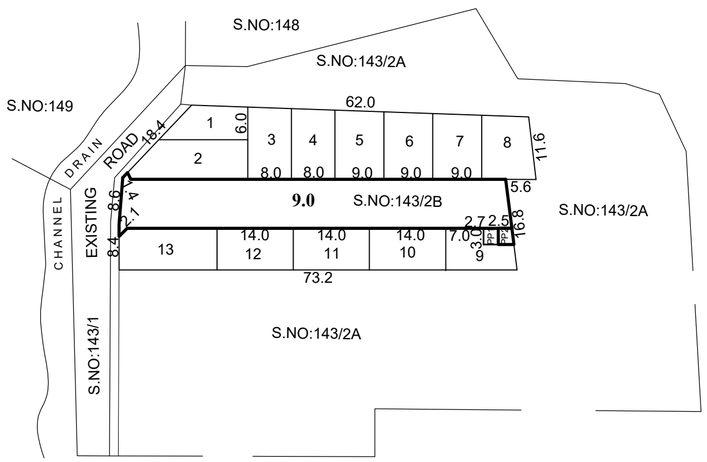

TOTAL EXTENT (LEAST EXTENT AS PER DOCUMENT) : **2185 SQ.M**

ROAD AREA : **644 SQ.M**

PUBLIC PURPOSE AREA (1%) : **16 SQ.M**

(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 8 SQ.M
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 8 SQ.M

NO.OF.PLOTS : **13 Nos.**

NOTE:

1.SPLAY - 1.5M X 1.5M

2.MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.

3. ROAD AREA
PUBLIC PURPOSE AREA-1
PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2468/2021, DATED:8/2/2021, @ SRO KUNRATHUR.

CONDITIONS :

(I)THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.DB / T5 (3) I - KOVUR VILLAGE - II / 2020 / M / 07.09.2020, 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 metre depth to achieve the required degree of compaction and the applicant land should be raised to a level of (+)15.250m. The depth of filling is 0.950m of the entire area of the applicant land to avoid inundation during the 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 Water Body 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 proposed at his own cost. harvesting arrangements in the site proposed at his own cost.

6.The PWD officials should be allowed to inspect the site at any time during execution.

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 Water Body (Government Land) land and clearly demarcate boundaries before starting development activities.

9.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.

Failing to comply with any of the above conditions, PWD/WRD reserves 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)LOCALBODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) I - KOVUR VILLAGE-II / 2020 / M / 07.09.2020, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(III)TNCDBR-2019 RULE NO: 47 (8) & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.

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 AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEOFRE THE ACTUAL SANCTION OF THE LAYOUT.

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

◉ 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- CHANNEL

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.

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

P.P.D / L.O NO 57 / 2021

APPROVED

VIDE LETTER NO : L1 / 6575/ 2020

DATED : 31 / 03 / 2021

OFFICE COPY

FOR CHIEF PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

KUNDRATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No.143/2B OF KOVUR VILLAGE.

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