

SITE EXTENT (AS PER APPROVED LAYOUT PLAN) : 3313 SQ.M
ROAD AREA : 661 SQ.M
PUBLIC PURPOSE AREA (1%) : 32 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 16 SQ.M)
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 16 SQ.M)
NO.OF.PLOTS (RESIDENTIAL) (309 TO 339) : 31 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
- | | | |
|--------------------------|--|---|
| <input type="checkbox"/> | ROAD AREA | } WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.3833/2022, DATED:22/03/2022,
@ SRO AMBATTUR. |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-1 | |
| <input type="checkbox"/> | PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS :

- (1) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.DB/T5(3)/F-011593 & 000126-1-KOVILPATHAGAI / 2017, DATED:08.01.2018 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- THE APPLICANTS LAND SHOULD BE FILLED WITH EARTH WITH PROPER COMPACTION TO THE LEVEL OF (+)24.620M TO PROTECT THE SITE FROM INUNDATION DURING FLOODS. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION FOR A DEPTH VARYING FROM 0.77M TO 1.17M DEPENDING UPON THE EXISTING FIELD LEVELS AND THE EXISTING APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+)24.620M AND I.E.0.47M ABOVE THE EXISTING APPROACH ROAD ABUTTING THE SITE OF (+)24.150M.
 - THE ALL-ROUND PAVEMENT LEVEL WITHIN THE SITE SHOULD NOT BE LESS THAN (+)24.620M.
 - THE APPLICANT SHOULD PROVIDE SUITABLE SPACE FOR STORM WATER DRAINAGE NETWORK TO DISCHARGE ULTIMATELY INTO FEEDER CANAL.
 - THE APPLICANT SHOULD PROVIDE NECESSARY SPACE FOR PROVIDING COMMON SEWERAGE TREATMENT PLANT AND FOR ITS DISPOSAL AND SHOULD NOT BE LET INTO THE NEARBY CHANNEL ON NORTHERN SIDE OR STORM WATER DRAIN WITHOUT TREATMENT. THE SPECIFIC PRIOR APPROVAL SHOULD BE OBTAINED FROM PWD BEFORE LETTING THE TREATED WATER INTO THE CHANNEL.
 - THE APPLICANT SHOULD PROVIDE SEPARATE SPACE TO COLLECT THE DEBRIS AND GARBAGES WITHIN THE PROPOSED LAYOUT SITE AND THE SAME HAS TO BE DISPOSED OFF AS PER THE NORMS PRESCRIBED BY THE TAMIL NADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENTS CONCERNED AND SHOULD NOT BE DUMPED IN THE NEARBY CHANNEL, PUBLIC PLACES ETC.,
 - THE PWD/WRD OFFICERS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME SINCE CHANNEL IS RUNNING ON NORTH SIDE. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD/WRD OFFICERS CONCERNED BEFORE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITY. PWD/WRD IF GIVING OPINION ONLY IN CONNECTION WITH THE INUNDATION ASPECT AND DOES NOT DELIVER ANY RIGHTS TO THE APPLICANT TO ENCROACH THE PWD/ GOVERNMENT LANDS.
 - 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.
 - IF THERE IS A NEED TO CONSTRUCT ALL ROUND COMPOUND WALL THE APPLICANT SHOULD CLEARLY DEMARCATHE THE BOUNDARY OF HIS LAND SPECIFICALLY ON NORTHERN SIDE BEFORE THE COMMENCEMENT OF ANY DEVELOPMENTAL ACTIVITIES IN PRESENCE OF REVENUE AUTHORITIES AND PWD/WRD AUTHORITIES CONCERNED WITHOUT FAIL.
 - THE WIDTH OF THE CHANNEL EARMARKED IN THE FMB SKETCH SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS AND SHOULD MAINTAIN THE HYDRAULIC PARAMETERS OF THE CHANNEL. THE APPLICANT SHOULD ENSURE THAT THE FLOW SHOULD NOT BE AFFECTED AT ANY COST EVEN AFTER IN CASE OF TRANSFER OF THE LAND TO ANY THIRD PARTY SUCH THAT THE PARTY SHOULD FOLLOW THE CONDITIONS LAID WITHOUT FAIL.
 - THE APPLICANT SHOULD GIVE AN UNDERTAKING IN WRITING TO THE EFFECT THAT THE ABOVE PROPOSAL WILL NOT OBSTRUCT IN CASE ANY MAINTENANCE/IMPROVEMENT/DEVELOPMENT WORKS AS PER REVENUE RECORDS (FMB) ARE TO BE CARRIED OUT BY PWD/WRD IN PERIODICALLY & FUTURE.
 - THE APPLICANT SHOULD PROVIDE A PUCCA COMPOUND WALL ALL ALONG THE BOUNDARY OF CHANNEL AS PER REVENUE RECORDS (FMB). THE PWD/WRD OFFICIALS AND MACHINERIES SHOULD BE ALLOWED INSIDE FOR CARRYING OUT MAINTANANCE/PERIODICAL WORKS IN CHANNEL WITHOUT ANY OBJECTIONS.
 - THIS PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALRERED/MODIFIED/CHANGED TO ANY OTHERS. BASED ON THE RECORDS SUBMITTED BY THE APPLICANTS 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 GENUINETY OF THE DOCUMENTS SUBMITTED.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/WRD RESERVES THE RIGHTS TO WITHDRAW THE PERMISSION ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER AND AS WELL AS LEGAL ENTITY.

(II)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 BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III)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.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER No. DB/T5(3)/F-011593 & 000126-1- KOVILPATHAGAI/2017, DATED:08.01.2018. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

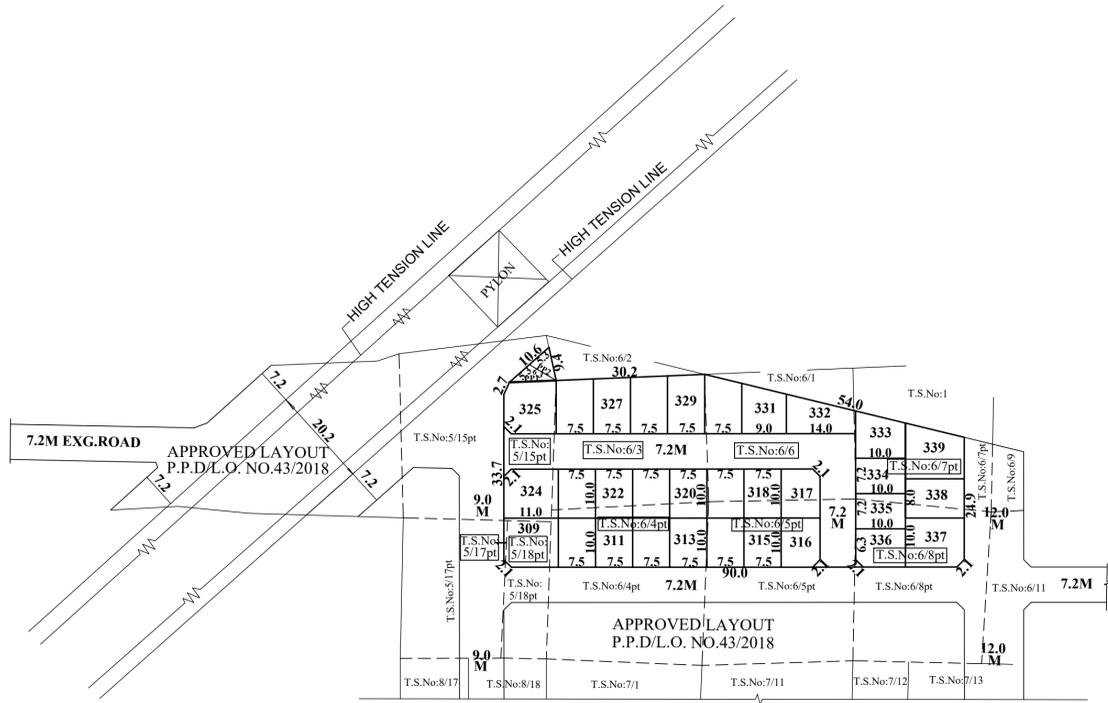
⊙ PLOT NO. 1 TO 308 ALREADY ASSIGNED IN THE APPROVED LAYOUT VIDE P.P.D/L.O.NO.43/2018.

⊙ 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EXISTING ROAD

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.



AVADI CITY MUNICIPAL CORPORATION
SKETCH SHOWING THE LAYOUT OF PUBLIC PURPOSE PLOT Nos. I & II LYING IN THE APPROVED LAYOUT No.43/2018 IN T.S.Nos.5/15pt, 17pt, 18pt, 6/3, 4pt, 5pt, 6, 7pt, & 8pt, (OLD S.Nos.103/4pt,5Bpt,6B,7pt,8pt,9,111/1pt,2pt,3pt) BLOCK NO.21&22, WARD-C OF KOVILPATHAGAI VILLAGE.

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

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

P.P.D L.O NO : 38 / 2022

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0233/ 2021
DATE : 31 / 03 / 2022

OFFICE COPY

FOR SENIOR PLANNER (LAYOUT)
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

