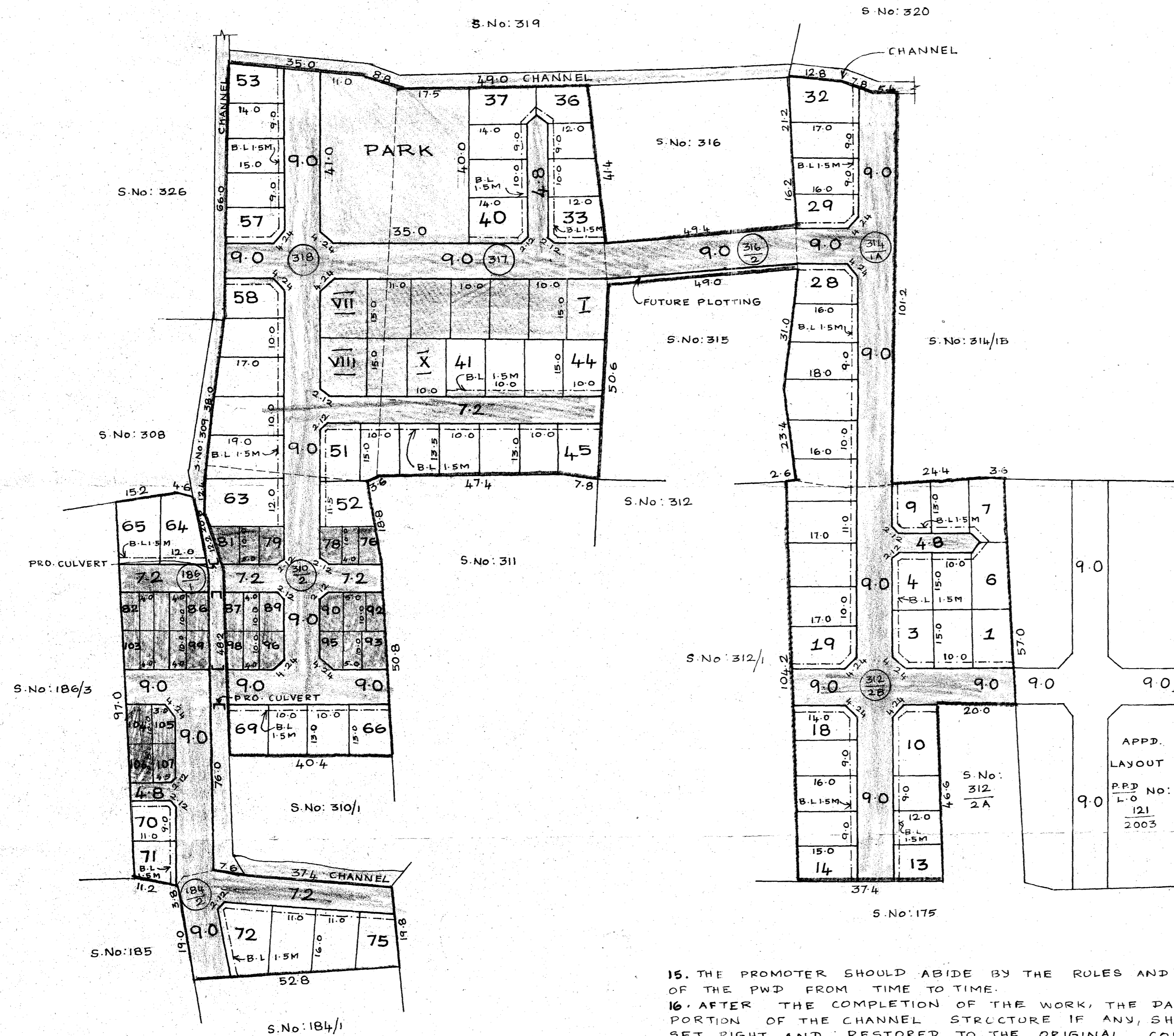


TOTAL EXTENT : 23269 M²
ROAD AREA : 7784 M²
PARK AREA : 1578 M²
PUBLIC PURPOSE PLOTS (I TO X) : 1577 M²
No. OF PLOTS : 107 Nos
REGULAR PLOTS (1 TO 75) : 75 Nos
E.W.S PLOTS (76 TO 107) (1621 M²) : 32 Nos



LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE PLOTS
- E.W.S
- CHANNEL

15. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATION OF THE PWD FROM TIME TO TIME.
16. AFTER THE COMPLETION OF THE WORK, THE DAMAGED PORTION OF THE CHANNEL STRUCTURE IF ANY, SHOULD BE SET RIGHT AND RESTORED TO THE ORIGINAL CONDITION.
17. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, IF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION THE PROMOTER SHALL NOT BE ELIGIBLE TO ANY COMPENSATION WHATSOEVER.

NOTE:-

1. SPALY 1.5M X 1.5M, 3.0M X 3.0M
2. MEASUREMENTS INDICATED ARE EXCLUDING THE SPALY DIMENSION
3. ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED No: 1285/09 Dt. 26.08.09

CONDITIONS:-

I. THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO X (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 DEPT. CONCERNED TO NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED LAND IF REQUIRED FOR THE SAME. 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. AFTER THE SAID PERIOD OF ONE YEAR AND IF, NONE OF THE AGENCIES PURCHASE THE RESERVED LAND FULL/PART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANY BODY FOR RESIDENTIAL USE ONLY.

II. DR. RULE No: 29(II)

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 COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.

III. THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRO, CHENNAI. LR. No: TS(3)/1516/2007/DT. 31.1.2008 ARE TO BE COMPLIED BY THE APPLICANT BEFORE FORMATION OF THE LAYOUT.

1. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCROACHING AS PER REVENUE RECORDS.
2. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNSIDE COMMAND AREA.
3. THE IRRIGATION CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER BY MEANS OF PERIODICAL DESILTING WORKS WITH IN HIS BOUNDARY TO FACILITATE IRRIGATION.
4. THE PROMOTER SHOULD NOT CARRYOUT ANY CROSS MASONRY STRUCTURES ACROSS THE CHANNEL WITHOUT PRIOR PERMISSION FROM PWD.
5. THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
6. THE PROPOSED CULVERT SHALL BE MADE OF RCC BOX TYPE OF SIZE 6.0M X 4.0M WITHIN THE BOUNDARY.
7. THE PROMOTER IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND DESIGN OF THE CULVERT.
8. THE PROPOSED CULVERT SHALL BE CONSTRUCTED ONLY IN S.No: 309 FOR PROVIDING ACCESS TO THE LAND IN S.No: 186/1 AND 310/2 AS EARMARKED IN THE SKETCH.
9. THE SILL LEVEL OF THE PROPOSED RCC CULVERT SHOULD BE MAINTAINED AS (D) 23.990M MSL AND SHOULD BE GOT EXECUTED ONLY AMIDST THE PRESENCE OF PWD OFFICIALS.
10. THE PROMOTER SHOULD CONSTRUCT THE RCC CULVERT AT HIS OWN COST AND HE IS SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE.
11. THE PROMOTER SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT HIS OWN COST.
12. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PWD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
13. THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
14. THE PWD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE DRAIN AS AND WHEN REQUIRED EVEN AFTER COMPLETION OF WORK FOR PERIODICAL INSPECTION.

CONDITION:-

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

P.P.D NO: 55
L.O APPROVED 2009

VIDE LETTER No: L1/14850/0
DATED: 16/11/2009

FOR OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.No: 184/2, 186/1, 310/2, 312/2B, 314/1A, 316/2, 317 AND 318 OF THIRUMAZHISAI VILLAGE.

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