



TOTAL EXTENT	:	33074 M2
ROAD AREA	:	10770 M2
PARK AREA	:	2305 M2
PUBLIC PURPOSE PLOTS (I TO VIII)	:	2311 M2
TOTAL NO. OF PLOTS	:	119 NOS
REGULAR PLOTS (1 TO 67)	:	67 NOS
E.W.S PLOTS (2265 M2) (68 TO 119)	:	52 NOS
SHOP SITE	:	1 NO
LAND LEFT FOR FUTURE ROAD	:	3 M2.

NOTE:
 1. SP.LAY - 3.0 X 3.0M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SP.LAY DIMENSIONS
 3. ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY
 4. PARK AREA WERE GIFT DEED DOCUMENT NO.4897/2010 DATED: 13 / 05 / 2010

CONDITIONS :

- I. DR. RULE NO : 29 (8)
 THE AREA MARKED FOR PUBLIC PURPOSE PLOTS I TO VIII (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR PUBLIC PURPOSES AND THE LAND THEREON SHALL NOT BE USED FOR ANY OTHER PURPOSE. THE OWNER SHALL NEGOTIATE WITH THE OWNER AND ACQUIRE THE RESERVED LAND IF REQUIRED FOR THEM. 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 ANYBODY FOR RESIDENTIAL USE ONLY.
- II. DR. RULE NO : 29 (9)
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.
- III. DR. RULE NO : 29 (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 COMPETENT AUTHORITY SHALL BE BORNE BY THE APPLICANT.
- IV. THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO TS (7) / 5128 / 2008 DT. 20.08.2008, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
 - (1) THE FIELD LEVEL OF THE APPLICANT'S SITE SHOULD BE RAISED TO A MINIMUM LEVEL OF (+) 10.890 M WITH FILLING VARYING FROM 0.215 M TO 1.040 M TO AVOID INUNDATION BY THE WATER FLOWING IN THE FIELD CHANNELS OR BY THE CATCHMENTS RAIN WATER IN THAT AREAS.
 - (2) THE WIDTH OF THE EXISTING FIELD CHANNEL, FLOWING THROUGH THE APPLICANT'S SITE SHOULD BE MAINTAINED AS IT IS AND AS PER THE REVENUE RECORDS. NO ENCROACHMENTS (OR) OBSTRUCTIONS SHOULD BE MADE, SO AS TO ENSURE FREE FLOW.
 - (3) THERE SHOULD NOT BE ANY OTHER CROSS MASONRY WORKS CARRIED OUT BY THE PROMOTER IN THE FIELD CHANNEL.
 - (4) THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER IN THE FIELD CHANNEL, TO THE LOWER DOWN AVACUTS.
 - (5) A PERMANENT COMPOUND WALL SHOULD BE CONSTRUCTED ALONG THE BOUNDARIES AT THE NORTH, SOUTH & WEST SIDE OF THE APPLICANT'S SITE TO PREVENT THE SEWAGE WATER FROM THE ADJACENT PLOTS FROM ENTERING THE RESERVE OF THE REVENUE AUTHORITY & PWD OFFICIALS SO THAT NO ENCROACHMENT ACTIVITIES BEYOND THE APPLICANT'S LAND OCCUR.
 - (6) THE SEWAGE WATER FROM THE APPLICANT'S LAND SHOULD NOT BE LET INTO THE FIELD CHANNEL. FOR THE DISPOSED OF THE SEWAGE WATER, A SUITABLE ARRANGEMENT SHOULD BE MADE BY THE APPLICANT, WHICH SHOULD BE ENSURED BY CMDA WHILE APPROVING THE PLAN FOR CONSTRUCTION.
 - (7) THE APPLICANT SHOULD PROVIDE RAINWATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
 - (8) ANY ENCROACHMENTS IN THE CHANNEL, PORTION WILL BE TREATED AS UNLAWFUL AND WILL BE EVICTED BY THE GOVERNMENT THEN AND THERE.
 - (9) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS WILL LEAD TO WITHDRAWAL OF THE RECOMMENDATIONS FOR APPROVAL OF THIS RECLASSIFICATION AS PER LAW.
 - (10) THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATION OF THE WRD OF PWD ISSUED FROM TIME TO TIME.

- LEGEND :**
- SITE BOUNDARY
 - PROPOSED ROAD
 - EXISTING ROAD
 - PARK
 - PUBLIC PURPOSE
 - E.W.S
 - CHANNEL
 - COMMERCIAL
 - LAND LEFT FOR FUTURE ROAD

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

P.P.D NO 38
L.O APPROVED 2010
 VIDE LETTER NO : LL / 13355 / 10
 DATED : 18 / 01 / 11

ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES S.NOS: 179/1A,1C; 180/2C; 181/1; 182/1A; 183/1,2,3; 184/1,2; 185/1,2A,2B1,2B2,3; 186/1,2A,2B;187/1,2A1,2A2A,2A2B,2B; 188/5; 189/2,3; 190/1,2,3,4 & 191/2 OF PERUMBAKKAM VILLAGE.

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

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 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY