



<b>TOTAL EXTENT (AS PER TSLR)</b>	:	<b>25604 SQ.M</b>
<b>ROAD AREA</b>	:	<b>7577 SQ.M</b>
<b>PARK AREA</b>	:	<b>1919 SQ.M</b>
<b>PUBLIC PURPOSE PLOTS (I TO XIII)</b>	:	<b>1932 SQ.M</b>
<b>REGULAR PLOTS (I TO 94)</b>	:	<b>94 NOS</b>
<b>E.W.S.PLOTS (95 TO 125) (1941 SQ.M)</b>	:	<b>31 NOS</b>
<b>TOTAL NO.OF PLOTS</b>	:	<b>125 NOS</b>
<b>CONVENIENCE SHOP SITE</b>	:	<b>1 NO</b>

- NOTE:
1. SPLAY - 1.5M X 1.5M, 3.0M X 3.0M
  2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
  3.  ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY  
 PARK AREA } WIDE GIFT DEED DOCUMENT NO: 1745/2013. DATED : 11.3.2013

**CONDITIONS:**

- (OTHER FOLLOWING CONDITIONS OF PWD STIPULATED IN CHIEF ENGINEER,W/D,CHENNAI REGION,CHERPAUK, CHENNAI-5,LETTER NO:1507/13589/INDUNDATION POINT/2012/DATED: 29.10.2012, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY))
- A. CONDITIONS TO BE FOLLOWED BEFORE GETTING THE PLANNING PERMISSION:-**
1. THE EXISTING GROUND LEVEL OF THE APPLICANT SITE SHOULD BE RAISED TO A MINIMUM LEVEL OF (+) 8.900M
  2. THE ENTIRE APPLICANTS LAND SHOULD BE PROVIDED WITH STORM WATER DRAINAGE NET WORK WITHIN APPLICANTS SITE AT APPLICANTS OWN COST SO AS TO DISPOSE THE ENTIRE RUN-OFF WATER TO THE PORABOKE GD.M IN SF.NO.861 & 91/1 ON THE WESTERN SIDE AND IN SF.NOS. 867 & 90/3 ON THE EASTERN SIDE.
  3. NECESSARY CULVERTS SHOULD BE CONSTRUCTED IN T.S.NO.3 & 27 OF BLOCK NO.28, WHEREVER NECESSARY AFTER GETTING THE APPROVAL FROM THE COMPETENT AUTHORITY BY THE APPLICANT AT APPLICANTS OWN COST TO ACCESS THE SITE FROM ROAD.
- B. CONDITIONS TO BE FOLLOWED AFTER GETTING THE PLANNING PERMISSION.**
1. THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT APPLICANTS OWN COST.
  2. THE WATER RESOURCES DEPARTMENT OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME ESPECIALLY DURING MONSOON PERIODS.
  3. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICIALS CONCERNED BEFORE THE COMMENCEMENT OF THE WORK.
  4. THE APPLICANT SHOULD ABIDE THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT FROM THE TIME TO TIME.
  5. SEWAGE WATER SHOULD NOT BE LET IN TO THE ADJACENT ROAD SIDE DRAIN AND NECESSARY SEWAGE DISPOSAL ARRANGEMENTS SHOULD BE MADE IN THE APPLICANTS' LAND AT APPLICANTS OWN COST.
  6. FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, THE WATER RESOURCES DEPARTMENT RESERVES THE RIGHTS TO ADDRESS THE CMDA, TO CANCEL THE PERMISSION GRANTED FOR THE PLANNING PERMISSION AND IN THAT EVENT THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

**(III) DR RULE NO : 29 ( 8 )**

THE AREA earmarked for public purpose plots 1 to XIII (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 DEPARTMENT CONCERNED TO 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.

**(III) 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.

**(IV) 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.

**(V)** LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO:1507/13589/INDUNDATION POINT/2012/DATED:29.10.2012,AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

- LEGEND:**
- SITE BOUNDARY
  - PROPOSED ROAD
  - EXISTING ROAD
  - PARK
  - PUBLIC PURPOSE
  - E.W.S
  - CHANNEL
  - CONVENIENCE SHOP
  - PROPOSED CULVERT

<b>CONDITION:-</b>	THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED
<b>P.P.D</b>	NO
<b>L.O</b>	8
	APPROVED
<b>VIDE LETTER NO :</b>	L1 / 8553 / 2012.
<b>DATED</b>	: 20 / 3 / 2013

**PALLAVARAM MUNICIPALITY**

**LAYOUT OF HOUSE SITES IN S.Nos: 86/6Pt, 90/2,91/3,5,6A (T.S.NO.3) AND S.No.91/8A (T.S.NO.27), BLOCK NO.28 OF ZAMIN PALLAVARAM VILLAGE.**

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



FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY