

**TOTAL EXTENT** : 63300 SQ.M  
**ROAD AREA** : 20573 SQ.M  
**PARK AREA (OSR)** : 4418 SQ.M  
**PUBLIC PURPOSE PLOTS (I TO IV)** : 4471 SQ.M  
**TOTAL No. OF PLOTS** : 189 NOS  
**REGULAR PLOTS (1 TO 119)** : 119 NOS  
**EWS PLOTS (120 TO 189) (4349 SQ.M)** : 70 NOS

**NOTE:**

- SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY
- PARK AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY

**CONDITIONS :**

- THE FOLLOWING CONDITIONS OF WRD VIDE THE CE, WRO, CHENNAI REGION, CHEPAUK, CHENNAI-5 LETTER NO.T1/6230/2015, DATED:28.07.2015 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- THE EXISTING GROUND LEVEL OF THE SITE UNDER REFERENCE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)12.50M ON WESTERN SIDE AND (+)12.300M ON NORTH EASTERN SIDE WITH DEPTH OF FILLING VARYING FROM 0.18M TO 0.99M TO AVOID INUNDATION DURING FLOODS, AS GIVEN IN THE TABLE FURNISHED ABOVE.
- PROPER STORM WATER DRAINAGE CHANNEL OF SIZE 0.60 x 0.90M SHOULD BE CONSTRUCTED ALL ROUND THE SITE BY THE APPLICANT AT HIS OWN COST AND THIS CHANNEL SHOULD BE LINKED WITH THE AGARAMTHEN TANK WATER SPREAD AREA AT THE NORTH EASTERN SIDE OF THE SITE AS SHOWN IN THE DRAWING TO DRAIN THE FLOOD WATER INTO AGARAMTHEN TANK.
- NECESSARY DEMARCATION SHOULD BE DONE BY THE REVENUE DEPARTMENT IN THE PRESENCE OF THE P.W.D., WRD OFFICIALS AND THE APPLICANT SHOULD FIX THE BOUNDARY POSTS OF SIZE 0.15x0.15x1.50M BETWEEN THE EASTERN BOUNDARY OF THE APPLICANTS LAND AND THE WATER SPREAD AREA SIDE OF AGARAMTHEN TANK.
- NO SEWAGE SHOULD BE LET INTO THE AGARAMTHEN TANK WATER SPREAD AREA, ADJACENT FIELD CHANNEL, LANDS AND ROAD SIDE DRAIN. NECESSARY ARRANGEMENTS SHOULD BE MADE BY THE APPLICANT AT THEIR OWN COST FOR TREATMENT OF SEWAGE.
- THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS AT THEIR OWN COST AFTER GETTING THE APPROVAL.
- THE WRD OFFICIALS SHOULD NEVER BE OBJECTED TO INSPECT SITE AT ANY TIME DURING EXECUTION OF WORKS.
- NO ENCROACHMENT ACTIVITIES SHOULD BE DONE IN THE EXISTING FORESHORE OF AGARAMTHEN TANK LANDS, AND IT SHOULD BE MAINTAINED AS IS IN THE REVENUE RECORDS.
- FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITION, WILL LEAD TO WITHDRAWAL OF THE RECOMMENDATION OF NO OBJECTION CERTIFICATE FOR THE ABOVE LAND.

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

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO IV (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 THEM. THE COST OF THE PLOT SHOULD NOT BE MORE THAN GUIDE LINE VALUE. IF THE PROMOTER ADDS PROPORTIONATE DEVELOPMENT COST ON THE PRICE OF THE PUBLIC PURPOSE PLOT, THE SAME SHOULD BE APPROVED BY CMDA.

**(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 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.

**(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS**

STIPULATE BY WRD IN THEIR LETTER NO.T1/6230/2015, DATED:28.07.2015. AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

**LEGEND:**

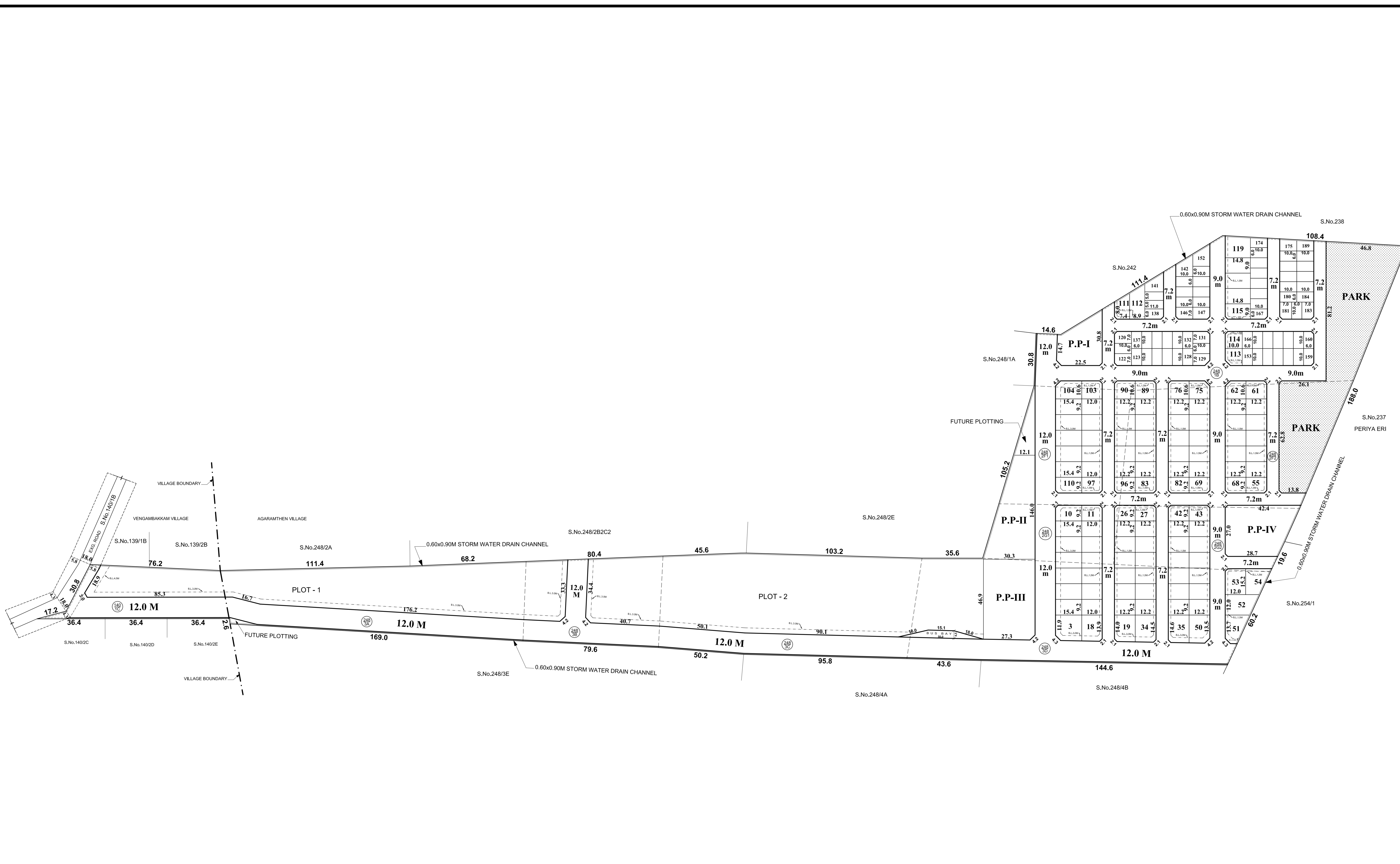
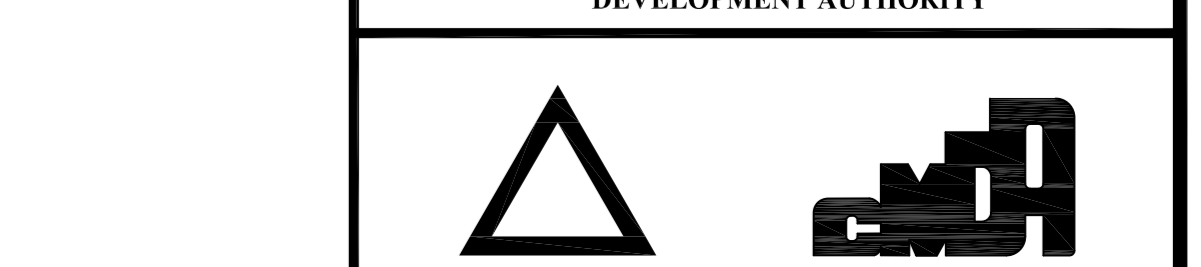
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE
- E.W.S
- WATER BODY

**CONDITIONS:**

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

**P.P.D NO :** 07  
**L.O** : 2016  
**APPROVED**  
 VIDE LETTER NO : L1 / 2634 / 2015  
 DATE : 17 / 03 / 2016

**OFFICE COPY**  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**ST. THOMAS MOUNT PANCHAYAT UNION**  
 LAYOUT OF HOUSE SITES IN S.Nos:140/1C OF VENGAMBAKKAM VILLAGE & S.Nos:248/1B,2F1,2F2,2G1,2G2,3A,3B,3C,3D OF AGARAMTHEN VILLAGE.

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