



TOTAL EXTENT	: 17800 SQ.M
ROAD AREA	: 3802 SQ.M
PARK AREA (OSR)	: 1425 SQ.M
PUBLIC PURPOSE PLOTS (I & II)	: 1461 SQ.M
TOTAL No. OF PLOTS	: 52 NOS
REGULAR PLOTS (1 TO 32)	: 32 NOS
EWS PLOTS (33 TO 52) (1413 SQ.M.)	: 20 NOS
OWNERS USE	: 2 NOS
CONVENIENT SHOP	: 1 NO

NOTE:

- SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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|-------------|---|
| ▭ ROAD AREA | WAS ALREADY HANDED OVER TO THE LOCAL BODY |
| ▭ PARK AREA | VIDE GIFT DEED DOC. NO: 13109 / 2016, DATED : 23.12.2016, SRO, SELAIYUR |

- CONDITIONS :**
- THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.T1/PERUMBAKKAM/BOLLINENI DEVELOPERS/CMDA/2016, DATED:29.06.2016 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 SHOULD BE RAISED TO A MINIMUM LEVEL OF (+)7.900M (i.e. 1.000M ABOVE THE MFL OF THE EXISTING PERUMBAKKAM SURPLUS COURSE) WITH FILLING VARYING FROM 1.340M TO 1.580M OVER THE ENTIRE AREA OF THE APPLICANT SITE, SO, AS TO AVOID INUNDATION FROM THE PERUMBAKKAM SURPLUS COURSE.
 - PROPER STORM WATER DRAINAGE CHANNEL OF SIZE 0.60x0.90M SHOULD BE CONSTRUCTED ALL-ROUND THE SITE BY THE APPLICANT AT THEIR OWN COST AND THIS CHANNEL LINKED WITH THE EXISTING ROAD DRAIN AT IN FRONT OF THE SIDE (NORTHERN SIDE) OF THE SITE AS PER THE SKETCH FURNISHED BY PWD FOR DRAIN OUT THE RAIN WATER.
 - NO SEWAGE SHOULD BE LET INTO THE ADJACENT SITE AND NECESSARY PERMISSION SHOULD BE GOT BY THE APPLICANT FROM THE COMPETENT AUTHORITIES FOR THE DISPOSAL OF SEWAGE.
 - THE APPLICANT SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS AT THE ABOVE SITE AT HIS OWN COST.
 - THE APPLICANT SHOULD MAKE ARRANGEMENT TO COLLECT THE GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OF AS PER EXISTS NORMS.
 - THE WRO/PWD OFFICIALS SHOULD NEVER BE OBJECTED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION OF WORKS.
 - NECESSARY DEMARCATION SHOULD BE DONE AT THE NORTHERN SIDE BY THE REVENUE DEPARTMENT IN THE PRESENCE OF THE W.R.O OFFICIALS AND THE APPLICANT SHOULD FIX THE BOUNDARY POSTS OF SIZE 0.15x0.15x1.15M.
- (III). DR RULE NO: 29 (8)
 THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I & II (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 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 STIPULATED BY PWD IN THEIR LETTER NO.T1/PERUMBAKKAM/BOLLINENI DEVELOPERS/CMDA/2016, DATED:29.06.2016. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

- LEGEND:**
- ▭ SITE BOUNDARY
 - ▭ ROADS ALREADY GIFTED
 - ▭ EXISTING ROAD
 - ▭ PARK ALREADY GIFTED
 - ▭ PUBLIC PURPOSE
 - ▭ E.W.S PLOTS
 - ▭ CONVENIENT SHOP

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

P.P.D NO : **04**
L.O 2017
APPROVED
 VIDE LETTER NO : L1 / 10865 / 2013
 DATE : 23 / 02 / 2017

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



ST.THOMAS MOUNT PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.No:311/2A,2B,3,5, 326 & 439/1,2A,2B OF PERUMBAKKAM VILLAGE.

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