

From
The Member Secretary
Madras Metropolitan
Developer Authority
No.8 Gandhi Irwin Road
Madras 600 008.

To
The B.O.
Chitthapakkam T.P.
ms-64.

Letter No.L1/ 15331/92

Dated: 7.9.92

Sir,

Sub: MMDA - Planning Permission - Regularisation of home site - sub-dun in S.No. 138 of Chitthapakkam village (Chitthapakkam appd. No. P.P.D/L.072/85) Chitthapakkam appd. - reg.
Ref: Your Lr.No. 755/91 dt. 26.8.91.

The proposal received in the reference cited for Regularisation of u. laying out of house sites/sub-division of plot No. 8 in Survey No. 138 of Chitthapakkam

approved
village was examined and layout has been revised to satisfy the Development Control Rule requirements/Sub-division and approved.

2. The applicant has remitted the Development charge layout preparation/Scrutiny charge and Open space reservation charges/Sub-division fees to this office in Challan No. 41469 dated: 2.7.92. The approved plans are numbered as PPD/IO.No. 76/92. Three copies of layout plan, layout condition and Planning permit No. 13998 are sent herewith for further action.

3. You are requested to ensure that roads are formed and culverts are constructed as shown in the plan, before sanctioning the layout.

Regularisation of u.
Conversion of school site into home sites and

Yours faithfully,

for MEMBER SECRETARY.

Encl: 1. 3 copies of layout plan.
2. Layout condition.
3. Planning Permit in duplicate.

Copy to: Sub-dun
Trin. T.R. Manoharan & others
No.2, Subramaniam Leil Street -
Saidapet, ms-15.

- with the direction to not to use the logo of MMDA in your layouts since the same is registered.

DESPATCHED

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Layout condition accompanying sub-division of lands in the Madras Metropolitan Area.

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1. All streets, sites and other works shall be laid out and demarcated in accordance with the layout plan No. PPD/L.O.No. 76/92 approved in this office Lr.No. L1/15331/92 dated 7.9.92 and no deviation or modification in the alignments of the streets and dimensions of sites, reservations etc., shall be made without prior approval of the Madras Metropolitan Development Authority.
2. The streets shall be formed to approved levels, metalled, sewered, and lighted to the satisfaction of the Executive Authority i.e., the Commissioners of Municipalities and Panchayat Unions and the Executive Officers of Township and Town Panchayat to comply with the requirement of the Tamil Nadu District Municipalities Act/Tamil Nadu Panchayats Act, as the case may be.
3. Every site in the area other than the site reserved for specific purposes in the layout plan shall be exclusively utilised for the construction of structures for residential uses only.
4. No site shall be sub-divided without prior approval of the Madras Metropolitan Development Authority.
5. There shall be a building line from the street boundary as shown in the layout plan and no building other than a boundary wall or fence of a height not greater than 1.5 metres from the crown level of the street, shall be created in the space between the street boundary and the building line.
6. Only detached houses shall be permitted in the area.
7. Every dwelling house shall be provided with adequate means for the effectual drainage of storm water, sullage and sewage for the premises and sufficient and suitably sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary conveniences shall be in accordance with such conditions and designs as specified by the Health Officer.
8. All sewage water shall be disposed off in such a way as to prevent it from running into, or stagnating on adjacent streets, but may be used for watering the gardens or allowed to flow freely into drains or channels after it had been previously treated sanitarily in any manner required by the Health Officer.
9. Except to the extent necessary for the excavation of foundations, levelling or slopping of ground, earth shall not be removed from any site so as to create hollows or borrow pits therein.

10. The space set apart for streets and communal and recreational purposes shall be transferred to the Authority or any local Authority designated by it, free of cost through a gift deed.

11. The building construction shall be subject to the Development Control Rules of the Master Plan for Madras Metropolitan Area.

12. Developments in the area reserved for the following uses as indicated in the plan approved above shall be regulated as per the Development Control Rules.

- 1. Residential plots - Primary Residential use zone.
- 2. Convenience shop - Primary Residential use zone.
- 3. Shops - Mixed Residential use zone.
- 4. Schools - Institutional use zone.
- 5. Park/Playground - Open space & Recreational use zone.
- 6. Public purpose - Institutional use zone.

13. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.

14. The area earmarked for public purpose, I to (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 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.

15. Sign board to be erected at this site as per the enclosed format.

Ch. 9/7/92
for MEMBER SECRETARY.

o/e ho 6/7/92 *3/6/92* *Ch. 9/7/92*