

From
The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.8, Gandhi-Irwin Road,
Chennai-600 008.

To
The Commissioner
Corporation of Chennai
Chennai. 600003

Letter No. ~~EA~~ L2/11730/99.

Dated: 02.2000.

Sir,

Sub: CMDA - Planning Permission - Revision of layout of
House sites in S.No. 3946/1 of Tondiarpet village.

- Approved Plan
Ref: (i) Lr No: AN/SUR/7632-A/94 dt: 11.6.99 received
from E.E. & AO TNMB Anna Nagar Chennai-40.

Ref: Your Lr. No. (ii) T.O. Lr. even no: dt: 6.10.99.

(iii) Applicant's Lr dt: 12.10.99

(iv) T.O. Lr. even no: dt: 25.10.99, addressed to Corporation of Chennai

(v) G.O. MSW. 486 Hg & UD (UD) dt: 10.11.99.

(vi) T.O. Lr. even no. dt: 5.1.2000.

The proposal received in the reference cited for Revision of
laying out of house sites/sub-division of Plot No.
in Survey No. 3946/1 of Tondiarpet

village was examined and layout has been revised to satisfy
the Development Control Rule requirements/sub-division and
approved, subject to the condition that the road area and
open space area reserved in the layout of Sakunthala road scheme

2. The applicant has remitted the Development
charge/Layout preparation/Scrutiny charge and Open Space
Reservation charges/Sub-Division fees to this office in
Receipt No. 000132, 1948 dated: 28.6.99, 12.10.99.
The approved plans are numbered as PPD/LO.No. (TNMB) No. 4/2000 (xx)
Three copies of layout plans, layout condition and Planning
Permit No. 026957 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.

Yours faithfully,

for MEMBER-SECRETARY.

Encl. 1) 3 copies of layout plan.

2) Layout condition.

3) Planning Permit in duplicate.

Copy to: 1) The E.E. & AO.

ANNA Nagar Division TNMB
2nd Avenue, Anna Nagar.
Chennai-40.

(with the direction to
not to use the logo of
CMDA in your layouts
since the same is
registered).

2) The Deputy Planner, Master Plan Divn.,
CMDA, Chennai-600 008.

(x) will be handed over to the LB vicar fail immediately
after completion of the projects as per the G.O. MSW. 486 Hg & UD

(UD ?) dt: 10.11.99

(xx) This Revision P.P. Sp. No. 62/88 dt: 28.5.88

28.5.88

dt: 19.9.88

2/13/2000
DESPATCHED



LAYOUT CONDITION ACCOMPANYING SUB DIVISION OF LANDS IN
S.NO. 3946/1
OF TONDIPARTI VILLAGE ~~CHIT~~ TOWN
PANCHAYAT/PANCHAYAT UNION/MUNICIPALITY/CHENNAI CORPORATION
IN CHENNAI METROPOLITAN AREA

1. All streets, sites and other works shall be laid out and demarcated in accordance with the layout plan No. PPD/L.O.No.(TNHS) No. 4/2000 approved in this office Lr.No.LD/ 11739/00 dated: 02.2000 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 Chennai 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 purpose 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 Chennai 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 ground 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 suitable sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary convenience shall be in accordance with such conditions and design 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 sanitarly in any manner required by the Health Officer.

1. The Director General of Police, Mylapore, Chennai-4 P.B.No.844550
2. The Deputy Inspector General of Police, Chinglepet Range, Teynampet, Chennai-18
3. The Managing Director, Metro Pallavan Transport Corpn. Dh I, Pallavan House, Anna Salai, Chennai-2.
4. The MD MTC Dh II Aymanan ch.23.
5. The Post Master General, Madras Region, Chennai-2.
6. The General Manager Telephone, N.S.C. Bose Road, Chennai-1.
7. The Director of School Education, College Road, Nungambakkam, Chennai-6
8. The Director of Fire Service, 12, Marshale Road, Egmore, Chennai-8.
9. The Registrar of Co-operative Society, Chennai-1.
10. The District Educational Officer, Kancheepuram.

Sir,

Sub: CMDA - Planning Permission - ^{Plan of} Layout approved in S.Nos. 3946/1

of Tondimpe Village

Ref: Lr.No. AN/SUR/27632A/dt. 11.6.99 from Commissioner, EE KAO TNHB Anna Nagar Division Chennai-40.

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⊗ The proposals received in the reference cited for ~~laying out~~ of house sites in S.Nos. 3946/1.

of Tondimpe approved on 02.2000 and numbered as PPD/LO No. (TNHB) No: 4/2000 dt 02.2000

In that layout the area earmarked for public purpose I to XVIII plots would remain reserved for a specific period of one year from the date of approval. If your department require any land, you are requested to purchase the plot within a year from the date of approval. The address of the layout promoter is given below.

Yours faithfully,

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for MEMBER SECRETARY.

Name and Address of the Developer

The EE KAO.
Anna Nagar Division.
TNHB.
2nd Avenue Anna Nagar
Chennai. 600040.

20022000 *2/2/2*

⊗ *Plan of* *Layout*

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 Chennai 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/Play ground .. 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 Dept. 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 any-body for residential use only.
15. Sign board to be erected at this site as per the enclosed format.

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for MEMBER-SECRETARY.
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