



TOTAL EXTENT (42.92 AC) 173689 M²
 ROAD AREA 53339 M²
 PARK AREA 12114 M²
 PUBLIC PURPOSE (I TO VIII PLOTS) 12234 M²
 NO. OF PLOTS 443
 SHOP SITE 6
 C.S. CONVENIENT SHOP SITE 4.

NOTE:
 1. SPREAD 30CM X 30CM @ 4.5M X 4.5M
 2. MEASUREMENTS INDICATED ARE EXCLUDING SPREAD DIMENSIONS
 3. ROAD AREA WAS ALREADY HANDOVER TO THE LOCAL BODY VIDE GIFT DEED D.O. NO. 5025 DT. 2-9-2008
 4. PROPOSED CURBWERK SHOULD BE CONSTRUCTED BY THE APPLICANT AT HIS OWN COST BEFORE SANCTION OF THE LAYOUT BY THE LOCAL BODY.

LEGEND:
 [Symbol] SITE BOUNDARY
 [Symbol] PROPOSED ROADS
 [Symbol] EXISTING ROADS
 [Symbol] PARK
 [Symbol] PUBLIC PURPOSE
 [Symbol] COMMERCIAL
 [Symbol] CHANNEL

THIS LAYOUT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. CONDITIONS OF RECLASSIFICATION:
 - i) THE APPLICANT/DEVELOPER SHALL PLANT AVENUE TREES ALONG THE BOUNDARIES OF THE SITE JOINING BRICK CHAMBERS IN THE O.S.R. AREA AND THEN GIFT THEM TO THE LOCAL BODY, AS THESE AVENUE TREES TO BE PLANTED IN THE O.S.R. PORTION WILL SERVE AS A BUFFER AND GREEN BARRIER BETWEEN THE PROPOSED RESIDENTIAL DEVELOPMENTS AND BRICK CHAMBERS.
2. CONDITIONS OF P.W.D.
 - i. THE WIDTH OF THE FIELD CHANNEL SHOULD BE MAINTAINED AS PER REVENUE RECORDS.
 - ii. IF ANY CROSSING IS TO BE PROVIDED OVER THE FIELD CHANNELS, THE P.W.D. OF P.W.D. SHALL CONSTRUCT THE CROSS-WALKWAY STRUCTURE BASED ON THE HYDRAULIC CONDITIONS OF THE CHANNEL AT THE PROMOTER'S COST.
 - iii. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER IN THE CHANNEL TO THE LOWER DOWN AHEAD.
 - iv. THERE SHOULD NOT BE ANY CROSS-WALKWAY WORKS CARRIED OUT BY THE PROMOTER WITHOUT THE CONSENT OF P.W.D. AUTHORITIES IN THESE FIELD CHANNELS.
 - v. THE PROMOTER OF THE LAYOUT HAS TO MAKE HIS OWN ARRANGEMENTS TO RAISE HIS LANDS ABOVE THE WATER LEVEL OF FIELD CHANNELS, CROSSING THROUGH HIS LANDS, SO AS TO PREVENT INUNDATION.
 - vi. THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE P.W.D.
 - vii. FAILURE TO COMPLY WITH ANY OF THESE CONDITIONS, THE EQUIPMENTMENT RESERVE THE RIGHTS TO WITHDRAW THE NODS GRANTED.
3. CONDITIONS OF THASILEKAR
 - i. FREE FLOW OF WATER IN THE CHANNEL LAND LIES IN S.No. 197, 202, 203 AND 209 SHOULD BE ENSURED BY MAINTAIN THE CHANNEL BY CONSTRUCTING CURBWERK.
 - ii. THE CONSTRUCTIONS MADE IN THE CHANNEL LAND WILL BE EVICTED WITHOUT ANY NOTICE, IF THE APPEASID LANDS ARE REQUIRED BY THE GOVERNMENT IN FUTURE.
4. LAY OUT CONDITION:
 - i. THE AREA BARRICADED FOR PUBLIC PURPOSE I TO VIII PLOTS (VIZ. POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) SHOULD 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 FULLY/PART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANY BODY FOR RESIDENTIAL USE ONLY.
 - ii. SUBJECT TO THE FINAL ORDERS OF THE COURT IN C.S. NO: 596/2003.

THIRUVERKADU TOWN PANCHAYAT
 LAY OUT OF HOUSE SITES IN S.No: 147 Pt, 148/1,2, 150, 151 Pt, 168 Pt, 169/1,2, 175/2,3, 176/2, 177, 178, 179, 180, 198 Pt, 199/3, 209/1,2, 211/1,2, 212, 213, 214/1,2, 215, 218/3 Pt, 219/1, 228, 229/2, 230/1,2, 231/1 Pt, 232/1, 235, 236, 237, 244, 245, 246, 247/1,2, 252/4B & 261 Pt OF AYANAMBAKKAM VILLAGE.
 SCALE : 1:800.

P.P.D NO 141/16
 L.O NO 2003
 APPROVED
 VIDE LETTER NO: 4/24708/2003
 DATED 24.12.2003
 OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

