

TOTAL EXTENT	:	12828 M ²
ROAD AREA	:	4056 M ²
PARK AREA	:	948 M ²
PUBLIC PURPOSE PLOTS (I TO V)	:	1000 M ²
REGULAR PLOTS (1 TO 30)	:	30 NOS
E.W.S. PLOTS (31 TO 48) (920 M ²)	:	18 NOS
TOTAL NO OF PLOTS	:	48 NOS

NOTE:

1. SPLAY- 1.5M X 1.5M, 3.0M X 3.0M

2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS.

3. ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO: 5008/2010, Dt. 24.6.2010 AND
PARK AREA } RECTIFICATION DEED DOC. NO. 10685/2010, Dt. 28.12.2010.

4. PROPOSED CULVERT SHOULD BE CONSTRUCTED BY THE APPLICANT AT HIS OWN COST BEFORE SANCTION OF THE LAYOUT BY THE LOCAL BODY.

I. THE FOLLOWING CONDITIONS OF PHD VIDE THE CE, PHD, WRD, CHENNAI REGION, CHEPARK, CHENNAI - 5.

LETTER NO: (3)/2417/2006, Dt. 13.09.2006. ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. GROUND LEVEL SHOULD BE RAISED UPTO (+) 5.80M BY FILLING WITH EARTH.

II. DR RULE NO : 29 (8)

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

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.

LEGEND:

 SITE BOUNDARY	V. THE PROPOSED BUILDINGS ARE PERMISSIBLE IN THE LAYOUT OF HOUSE SITES AS PER THE PROVISIONS OF THE DEVELOPMENT REGULATIONS UNLESS AND OTHERWISE SPECIFICALLY MENTIONED.
 PROPOSED ROAD	
 EXISTING ROAD	
 PARK	
 PUBLIC PURPOSE	VI. PARKS AND PLAYFIELD AREA SHOULD BE INCORPORATED UNDER THE PARK AND PLAYFIELD ACT (XXVI OF 1959) BY THE LOCAL BODY.
 E.W.S	
 CHANNEL	

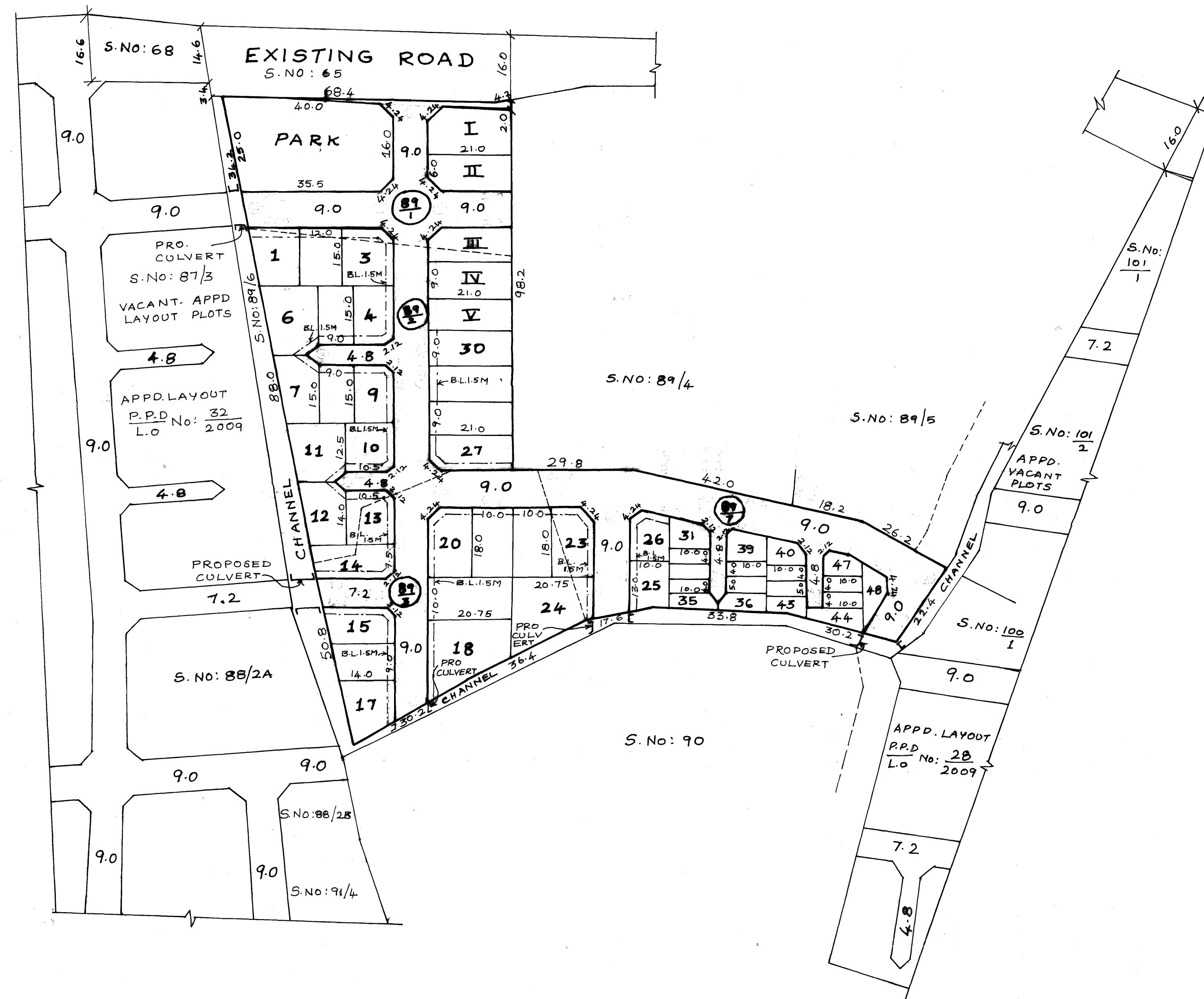
CONDITION:
THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

P.P.D NO. 12
LO APPROVED 2011

VIDE LETTER NO: L1/9314/2010
DATED : 04/05/2011

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



MINJUR TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.No: 89/1, 2, 3 AND 89/7 OF MINJUR VILLAGE.

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