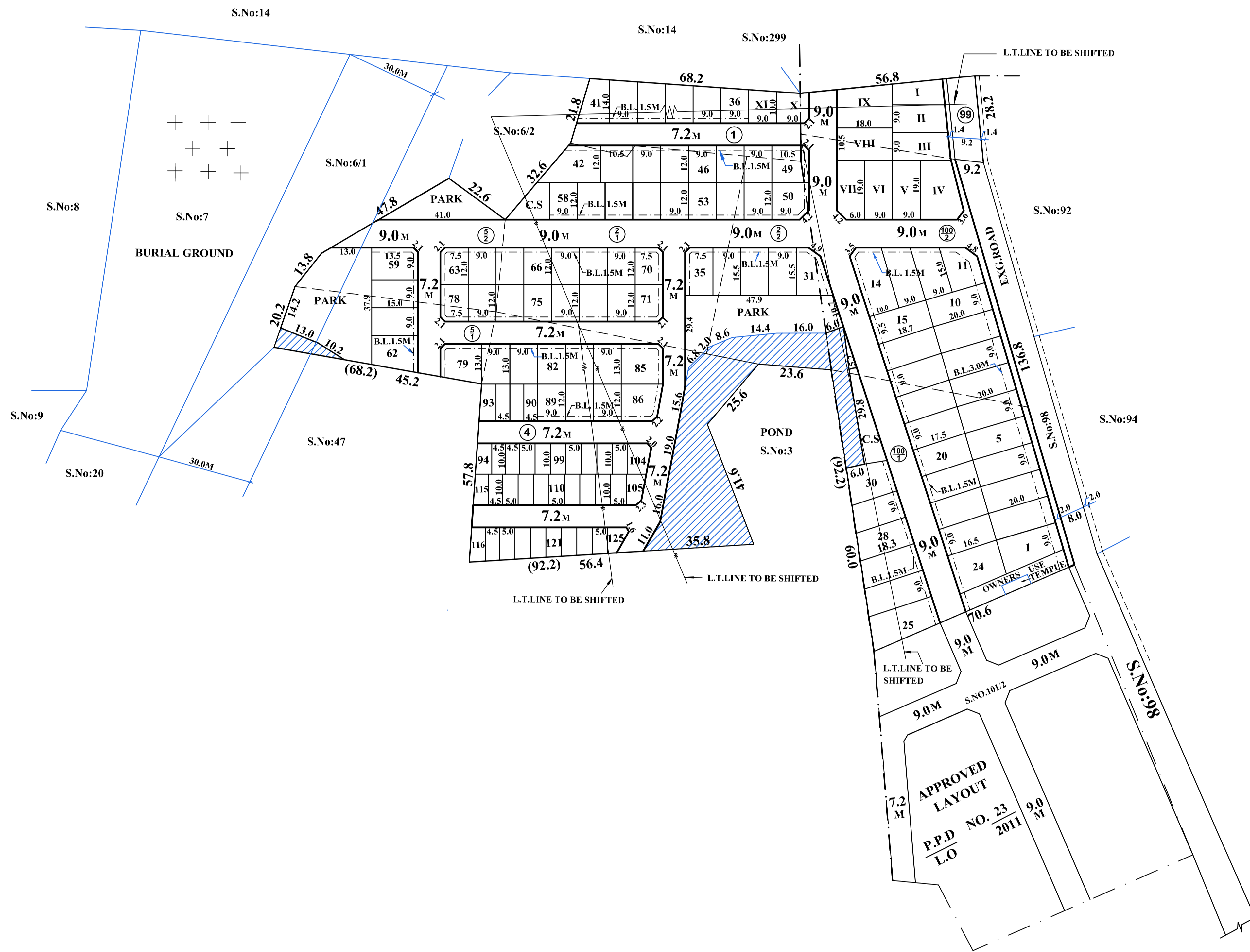


GERUGAMBAKKAM VILLAGE



TOTAL EXTENT	:	26862 SQ.M
ENCROACHMENT AREA	:	2463 SQ.M
TOTAL EXTENT (EXCLUDING ENCROACHMENT)	:	24399 SQ.M
ROAD AREA	:	6780 SQ.M
PARK AREA	:	1784 SQ.M
PUBLIC PURPOSE PLOTS (I TO XI)	:	1821 SQ.M
REGULAR PLOTS (I TO 89)	:	89 NOS
E.W.S. PLOTS (1804 SQ.M) (90 TO 125)	:	36 NOS.
TOTAL NO.OF PLOTS	:	125 NOS.
CONVENIENCE SHOP	:	2 NO.

NOTE:

1. SPLAY 1.5M X 1.5M, 3.0M X 3.0M.
2. MEASUREMENTS INDICATED ARE EXCLUDING SPLAY DIMENSIONS.
3. ROAD AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY
4. PARK AREA VIDE GIFT DEED DOCUMENT NO.3466/2012, DATE - 15/6/2012.

CONDITIONS:

I. DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO XI (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.

II. 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.

III. 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.

IV. P.W.D. CONDITIONS:

THE FOLLOWING CONDITIONS OF PWD STIPULATED IN CHIEF ENGINEER, WRD, CHENNAI REGION, CHERPUK, CHENNAI - 5, LETTER NO.T5(3)22965/2010.DT.17.2.2011, AND LETTER NO.T5(3)23704/2010.DT.17.2.2011, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY. (LOCAL BODY)

1. IT IS RECOMMENDED TO PROVIDE INDIVIDUAL DRIVEN PILES FOR FOUNDATION, PENETRATED IN TO THE ORIGINAL SOIL STRATA, AS THE DEPTH OF FILLING REQUIRED IS MORE THAN 1.50m.
2. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE ONLY AFTER THE ERECTION OF FOUNDATION FOOTINGS.
3. THE PROCESS OF FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 30CM DEPTH, TO ACHIEVE REQUIRED DEGREE OF COMPACTION.
4. THE PILES SHOULD BE WELL INTERCONNECTED WITH AN INTERMEDIATE GRADE BEAMS AT THE FINISHED GROUND LEVEL, TO MINIMIZE THE BUCKING OF COLUMNS.
5. THE EXISTING AVERAGE GROUND LEVEL OF THE SITE UNDER REFERENCE SHOULD BE RAISED TO MINIMUM LEVEL OF (+) 8.800 M (8.500M + 0.300M) UNIFORMLY, WITH AN AVERAGE FILLING, VARYING FROM 0.94M TO 2.98M AND 0.425m TO 2.58m TO AVOID INUNDATION DURING HEAVY FLOODS.
6. THE APPLICANT SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED SITE AT HER OWN COST.
7. THE APPLICANT SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT WATER WITHIN HER PROPERTY AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDE AT HER OWN COST.
8. THE WATER RESOURCES DEPARTMENT OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE, AT ANY TIME, DURING EXECUTION.
9. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICERS BEFORE THE COMMENCEMENT OF THE WORK.
10. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT FROM TIME TO TIME.
11. THE WATER RESOURCES DEPARTMENT HAVE EVERY RIGHT TO ADDRESS THE CMDA, TO CANCEL THE PERMISSION GRANTED FOR THIS RECLASSIFICATION PROPOSAL, IN CASE OF BREACH OF ANY OF THE CONDITIONS AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

V. (i) LETTER NO.AMMLM/NOC/2010 DATED 23/12/2010.

(ii) LETTER NO.AMMLM/NOC/2011/115 DATED 21/02/2011

AT THE TIME OF OBTAINING PLANNING PERMISSION FOR BUILDING NOC FROM THE FOLLOWING OFFICES IN AIRPORT AUTHORITY OF INDIA, TO BE OBTAINED.

1. REGIONAL EXECUTIVE DIRECTOR, SOUTHERN REGION, CHENNAI AIRPORT, CHENNAI
2. AIRPORT DIRECTOR, CHENNAI AIRPORT, CHENNAI.

VI. LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO. T5(3)22965/2010, DT : 17.02.2011, AND LETTER NO.T5(3)23704/2010.DT.17.2.2011, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

LEGEND:

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE
- E.W.S
- CONVENIENCE SHOP
- ENCROACHMENT

CONDITIONS:

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

P.P.D
L.O NO: 23 / 2012
APPROVED
VIDE LETTER NO : L1 / 483 / 2012
DATE : 09 / 07 / 2012

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



PREPARED BY P.A.(G.A) A.P.(R.K.M) D.P.(V.K)

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 1, 2/1,2, 4, 5/1 AND 5/2 OF POZHICALUR VILLAGE, AND S.Nos.99, 100/1, AND 100/2 OF COWL BAZZAR VILLAGE.

ALL MEASUREMENTS ARE IN METRE.