



TOTAL EXTENT (AS PER DOCUMENT)	: 28288 SQ.M
LAND RESERVED FOR ARTERIAL ROAD	: 1967 SQ.M
PROPOSED TOTAL EXTENT ROAD AREA	: 8309 SQ.M
PARK	: 1846 SQ.M
PUBLIC PURPOSE PLOTS (I TO VII)	: 1862 SQ.M
REGULAR PLOTS (1 TO 79)	: 79 NOS
E.W.S. PLOTS (80 TO 115)	1875 SQ.M : 36 NOS
TOTAL NO. OF PLOTS	: 115 NOS

NOTE:

1. SPLAY - 3.0M x 3.0M, 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY
 PARK AREA } VIDE GIFT DEED DOC.NO: 289 / 2013, DATED: 17 / 01 / 2013.

CONDITIONS:

(I) THE LEVEL OF THE LAYOUT SHOULD BE RAISED UP TO THE ADJACENT APPROVED LAYOUT AND MAXIMUM FLOOD LEVEL TO AVOID ANY INUNDATION.

(II) DR RULE NO: 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO VII (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. THE COST OF THE PLOT SHOULD NOT BE MORE THAN GUIDE LINE 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 ANY BODY 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 INRESPECT 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
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE
- E.W.S
- RESERVED FOR PROPOSED

CONDITIONS:

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

P.P.D NO: 4
L.O 2013

APPROVED

VIDE LETTER NO : L1 / 8158 / 2012
 DATE : 19 / 02 / 2013

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FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

VILLIVAKKAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:325pt, 326/1,2pt & 327/1B,2Bpt OF AYAPAKKAM VILLAGE.

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

