



TOTAL EXTENT	:	35950 SQ.M
ROAD AREA	:	10117 SQ.M
PARK AREA	:	2635 SQ.M
PUBLIC PURPOSE PLOTS (I TO IX)	:	2621 SQ.M
REGULAR PLOTS (1 TO 117)	:	117 NOS
E.W.S. PLOTS (118 TO 161) 2643 SQ.M	:	44 NOS
TOTAL NO. OF PLOTS	:	161 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
4. PARK AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY

CONDITIONS:

- (1) THE FOLLOWING CONDITIONS OF WIND VIDE THE CE, WIND, CHENNAI REGION, CHENNAI, LETTER NO.130/95652012 DATED:18.05.2010 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
- (2) THE EXISTING SITE SHOULD BE RAISED BY FILLING WITH BARTH TO HEIGHT OF MINIMUM 1M TO 2.18M IN ORDER TO REACH THE LEVEL OF (+)18.00M.
- (3) THE SUPER STRUCTURE OF THE BUILDINGS PROPOSED IN THE REFERENCE LAND SHALL BE CONSTRUCTED ABOVE THE LEVEL OF (+)17.70M TO AVERT THE POSSIBLE INUNDATION THREATS IN THE NEAR FUTURE.
- (4) THE FOUNDATION SHOULD BE LAID IN THE ORIGINAL STRATA OF THE REFERENCE LAND.
- (5) THE PROCESS OF FILLING AND COMPACTION SHOULD BE DONE IN LAYER OF NOT MORE THAN 0.30M DEPTH TO ACHIEVE REQUIRED DEGREE OF COMPACTON.
- (6) THE STATUS QUO OF THE LOCAL DRAIN SHOULD BE MAINTAINED AS IN THE EXISTENCE.
- (7) THERE SHOULD NOT BE ANY INTERFERENCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING DRAIN.
- (8) THE PROMOTER SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
- (9) THE PROMOTER SHOULD NOT LET ANY UNTREATED SEWAGE WATER IN TO THE DRAIN AND A SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD ORDERS AT THEIR SITE IF NECESSARY.
- (10) THE WIND OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME.
- (11) THE PROMOTER SHOULD ABIDE BY THE RULE AND REGULATIONS OF THE WIND FROM TIME TO TIME.
- (12) FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS WIND RESERVES THE RIGHTS TO RECOMMEND TO THE CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY TO CANCEL THE PLANNING PERMISSION AND IN THE EVENT OF SUCH REVOCATION THE PROMOTER SHALL NOT TO BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

ILDR RULE NO.28(10)

THE AREA EMBANKED FOR PUBLIC PURPOSE PLOTS I TO IX (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 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 ANY BODY FOR RESIDENTIAL USE ONLY.

ILDR RULE NO.28(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.

ILDR RULE NO.28(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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO. 153/95652012, DATED:18.05.2010 AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

W/LETTER NO.AA/MLM-28(RT)/20112089 FROM AA1, CHENNAI-27.

1. THE S.NOS.11241,242,243,1379/1A,1B,1C,2,3A,3B,4A,3,4A,4B,2,5,6A,3 & S.No.1379/6B OF KUNDRATHUR VILLAGE DO NOT FALL UNDER THE LAND ACQUISITION PROCEDURES OF AA/CHENNAI APPOINT AT PRESENT.

2. THE NOC FOR HEIGHT RESTRICTION HOWEVER NEEDS TO BE OBTAINED FROM THE NOC CELL,AA1 SOUTHERN REGION, CHENNAI AT THE TIME OF ACCORDING APPROVAL FOR THE BUILDING PLAN.

- LEGEND:**
- SITE BOUNDARY
 - PROPOSED ROAD
 - EXISTING ROAD
 - PARK
 - PUBLIC PURPOSE
 - E.W.S
 - CHANNEL

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

P.P.D NO. 133
L.O. 2006
APPROVED
DATE : 26 / 3 / 2013

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



KUNDRATHUR TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.NOS. 11/241,242,243, 1379/1A, 1B, 1C,2,3A,3B,4A,3,4A,4B,2,5,6A,3 & S.No.1379/6B OF KUNDRATHUR VILLAGE.

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