



TOTAL EXTENT	: 74305 SQ.M
ROAD AREA	: 27626 SQ.M
PARK AREA	: 4680 SQ.M
PUBLIC PURPOSE PLOTS (1 TO XXXVI)	4719 SQ.M : 36 NOS
REGULAR PLOTS (1 TO 225)	: 225 NOS
E.W.S. PLOTS (226 TO 302)	4679 SQ.M : 77 NOS
TOTAL NO. OF PLOTS	: 302 NOS
SHOP SITE	: 1 NO
CONVENIENCE SHOP	: 1 NO

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 WERE ALREADY HANDED OVER TO THE LOCAL BODY

CONDITIONS:

- (I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-6, LETTER NO.TS/7/19404/PERMISSION CMDA/2010, DT:11.08.2011 ARE TO BE COMPLIED BY THE APPLICANT BEFORE SANCTION OF THE LAYOUT.
1. THE EXISTING GROUND LEVEL OF THE PROPOSED SITE SHOULD BE RAISED TO MINIMUM LEVEL OF (+)5.800M UNIFORMLY WITH AN AVERAGE FILLING VARYING FROM 0.990M TO 1.470M TO AVOID INUNDATION DURING HEAVY FLOODS.
2. THE BOUNDARY BETWEEN THE ODA AND THE MADRAS CITY CO-OPERATIVE BUILDING SOCIETY LIMITED'S LAND SHOULD BE DEMARCATED WITH THE HELP OF REVENUE DEPARTMENT IN THE PRESENCE OF WATER RESOURCES DEPARTMENT OFFICIALS.
3. THE MADRAS CITY CO-OPERATIVE BUILDING SOCIETY LIMITED SHALL PROVIDE COMPREHENSIVE DRAINAGE ARRANGEMENTS WITH IN THEIR PREMISES AT THEIR OWN COST.
4. THE MADRAS CITY CO-OPERATIVE BUILDINGS SOCIETY LIMITED SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS AT THE ABOVE SITE AT THEIR OWN COST AFTER GETTING THE APPROVAL.
5. THE SEWAGE WATER OF THE PROPOSED SITE SHOULD NOT BE LET INTO THE ADJACENT LANDS OR ODA. SUITABLE ARRANGEMENTS SHOULD BE MADE BY THE MADRAS CITY CO-OPERATIVE BUILDINGS SOCIETY LIMITED AT THEIR OWN COST BY CONSTRUCTING SEPTIC TANK.
6. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WATER RESOURCES DEPARTMENT OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
7. THE WATER RESOURCES DEPARTMENT OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION.
8. THE MADRAS CITY CO-OPERATIVE BUILDING SOCIETY LIMITED SHOULD BE ABIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
9. THE WATER RESOURCES DEPARTMENT HAS EVERY RIGHT TO ADDRESS THE CMDA TO CANCEL THE PERMISSION GRANTED FOR THIS PLANNING PERMISSION PROPOSAL IN CASE OF BREACH OF ANY OF THE CONDITIONS AND IN THAT EVENT, THE MADRAS CITY CO-OPERATIVE BUILDING SOCIETY LIMITED SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II), DR RULE NO: 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS 1 TO XXXVI (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 FULLPART, 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.

(V) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATE BY PWD IN THEIR LETTER NO.TS/7/19404/PERMISSION CMDA/2010, DT:11.08.2011, 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 PLOTS
- E.W.S.
- CONVENIENCE SHOP
- SHOP

CONDITIONS:

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

P.P.D NO : 46
L.O 2013

APPROVED

VIDE LETTER NO : L1/11613/2011
DATE : 02/01/2014

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



T A M B A R A M M U N I C I P A L I T Y

LAYOUT OF HOUSE SITES IN T.S.Nos: 10/2,3,4,5,11, 11/1,2,3 & 17/1 WARD NO.A, BLOCK NO.1 OF PULIKORADU VILLAGE.

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