

TOTAL EXTENT	: 20350 SQ.M
ROAD AREA	: 5485 SQ.M
PARK AREA	: 1503 SQ.M
PUBLIC PURPOSE PLOTS (I TO X)	: 1583 SQ.M
REGULAR PLOTS (1 TO 70)	: 70 NOS
E.W.S.PLOTS (71 TO 94) (1578 SQ.M)	: 24 NOS
TOTAL NO.OF PLOTS	: 94 NOS
CONVENIENCE SHOP	: 1NO

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] VIDE GIFT DEED DOCUMENT NO. 6703/2014, DATE:14/7/2013.

CONDITIONS:

(I) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD CHENNAI REGION, CHEPAUK CHENNAI-5,LETTER NO.15(3)/ 11505/2013 DT.3.1.2014,ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE APPLICANT SHOULD MAINTAIN THE LINE OF BOUNDARY OF THE MINJUR TANK BUND WITHOUT ANY ENCROACHMENT.
2. THE MINJUR TANK BUND PORTION AREA ALSO SHOULD NOT BE ENCROACHED AND IT IS TO BE MAINTAINED AS IT IS.
3. THE APPLICANT SHOULD PROVIDE ADEQUATE DEWATERING ARRANGEMENTS TO BAIL OUT THE WATER WITH IN THE PREMISES AND NECESSARY DRAINAGE FACILITIES MUST BE PROVIDED AS THE SITE IS RELATIVELY AT A LOWER LEVEL AND MORE PRONE TO INUNDATION
4. ANY SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE MINJUR TANK PORTION AREAS AND NECESSARY SEWAGE TREATMENT, PLAN ARRANGEMENT SHOULD BE CONSTRUCTED AT THE PROPOSED SITE BY THE APPLICANTS AT THEIR OWN COST.
5. THE APPLICANT SHOULD ENSURE THAT DUE TO THE EXISTING BUILDING, SANITATION WASTE WATER DISPOSAL PROBLEMS SHOULD NOT ARISE.
6. THE WRD OFFICIALS SHOULD BE ALLOWED TO INSPECT THE SITE AT ANY TIME DURING EXECUTION AND THEREAFTER.
7. THE APPLICANT SHOULD UTILIZE THE LAND FOR THE PERMITTED CONSTRUCTION PURPOSE ONLY. PRIOR APPROVAL OF THE WRD SHOULD BE OBTAINED IF THIS LAND IS TO BE UTILIZED FOR ANY OTHER PURPOSE.
8. THE APPLICANT SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.
9. ADVANCE INTIMATION SHOULD BE GIVEN TO THE WRD OFFICERS CONCERNED BEFORE THE COMMENCEMENT OF WORK.
10. THE APPLICANT SHOULD ADIDE BY THE RULES AND REGULATIONS OF THE WRD FROM TIME TO TIME.
11. SEWAGE WATER FROM THE APPLICANTS LANDS SHOULD NT BE LET IN TO THE MINJUR TANK PORTION AND FOR THE DISPOSAL OF THE SEWAGE WATER; SUITABLE ARRANGEMENTS SHOULD BE MADE IN THE APPLICANT'S LAND BY THE APPLICANT AT HIS OWN COST WHICH SHOULD BE ENSURED BY CMDA WHILE PROVIDING THE PLAN FOR CONSTRUCTION.
12. THE WRD EVERY RIGHT TO ADDRESS THE CMDA TO CANCEL THE PERMISSION GIVEN IS LIABLE TO BE REVOKED IN CASE OF BREACH OF ANY OF THE CONDITIONS AND IN THAT EVENT THE APPLICANT SHALL NOT BE SOUGHT TO ANY COMPENSATION WHAT SO EVER.

(II)DR RULE NO : 29 (8)

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS (I TO X (VIZ. : POST AND TELEGRAPH OFFICE, POLICE STATION ETC.) WOULD REMAIN RESERVED FOR A SPECIFIC PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL, INTERESTED DEPARTMENTS ON THE INTIMATION OF LAYOUT APPROVAL BY THE CMDA CAN PURCHASE THE LAND FROM THE OWNER OR DEVELOPER OR PROMOTER,ON PAYING THE COST OF PLOTS SO RESERVED THE OWNER OR DEVELOPER OR PROMOTER HAS EVERY RIGHT TO SELL THE LANDS FOR RESIDENTIAL PURPOSE IF NO DEMAND FROM ANY PUBLIC DEPARTMENTS IS RECEIVED WITHIN ONE YEAR.

(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.

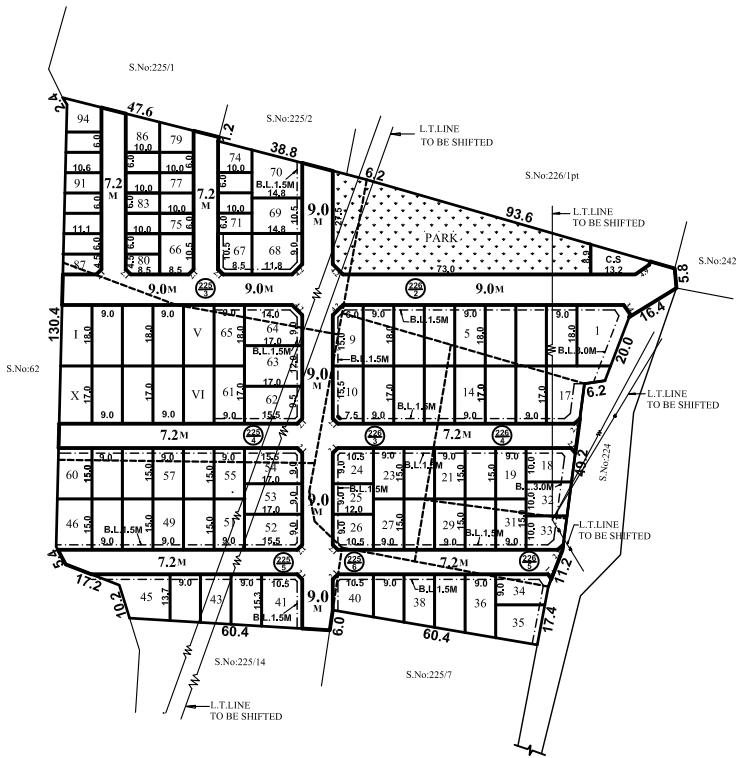
(IV)LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.15(3)/11505/2013 DT.3.1.2014, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

(V)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.
-  CONVENIENCE SHOP



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

P.P.D	NO	22
L.O		2014


APPROVED

VIDE LETTER NO : L1/5643 / 2013

*DATED : 17 / 10 / 2014

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FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



MINJUR TOWN PANCHAYAT

LAY OUT OF HOUSE SITES IN S.Nos: 225/3,4,5,6 226/2,3,4 AND S.No.226/5 OF MINJUR VILLAGE.

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