



TOTAL EXTENT	: 40387 SQ.M
ROAD AREA	: 9850 SQ.M
PARK AREA	: 4122 SQ.M
PUBLIC PURPOSE PLOTS ( I TO III)	: 3173 SQ.M
REGULAR PLOTS ( I TO 112)	: 112 NOS
E.W.S.PLOTS (113 TO 162) ( 3227 SQ.M )	: 50 NOS
TOTAL NO.OF PLOTS	: 162 NOS
COMMERCIAL	: 1 NO

- 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  
PARK AREA VIDE GIFT DEED DOCUMENT NO. 10451 / 2015, DATED : 23/10/2015.

- CONDITIONS:**
- (1) THE FOLLOWING CONDITIONS OF WRD VIDE THE CE. WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5, LETTER NO.103/2015/2015, DATED:28.03.2015 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).
  - (2) THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.3M DEPTH OF ACHIEVE REQUIRED DEGREE OF COMPACTION.
  - (3) THE SUPERSTRUCTURE OF THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED ABOVE THE ROAD LEVEL OF (1.5M) TO AVERT THE POSSIBLE INUNDATION THREATS IN THE NEAR FUTURE.
  - (4) THE WIDTH OF THE FIELD CHANNEL IN SOUTHERN SIDE OF PROPOSED SITE IN S.NOS.203,202 OF PULLIYON VILLAGE AS EMBANKED IN THE SKETCH SHOULD BE MAINTAINED WITHOUT ENCRDCHING AS PER REVENUE RECORDS.
  - (5) THERE SHOULD NOT BE ANY INSURANCE AT ANY TIME TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWNHILL COMMAND AREA.
  - (6) THE PROMOTER SHOULD NOT MAKE ANY ENCRDCHMENT IN THE CHANNELS IN S.NOS.203,32 AND 52.
  - (7) THE CHANNEL SHOULD BE WELL PRESERVED BY THE PROMOTER BY MEANS OF PERIODICAL RESECTIONING WORKS WITH IN HIS BOUNDARY.
  - (8) THE PROMOTER SHOULD NOT CARRY OUT ANY OTHER CROSS MASONRY STRUCTURES ACROSS THE FIELD CHANNEL WITHOUT PRIOR PERMISSION FROM WRD.
  - (9) THE PROMOTER SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
  - (10) THE PROMOTER SHOULD PROVIDE RAIN WATER HARVESTING ARRANGEMENTS AT THE ABOVE SITE AT HIS OWN COST.
  - (11) THE PROMOTER SHOULD ABIDE BY THE RULES AND REGULATION OF PWD FROM TIME TO TIME.
  - (12) THE PROMOTER SHOULD BE DONE PROPER SOIL TEST AND SUITABLE FOUNDATION SHOULD BE SELECTED DEPENDS UPON THE SOIL AS PER THE SOIL CONDITION AND THE STRUCTURAL DESIGN SHOULD BE OBTAINED FROM THE STRUCTURAL ENGINEERS.
  - (13) THE PWD WRD IS NOT RESPONSIBLE FOR THE STRUCTURAL STABILITY AND SOUNDNESS OF THE BUILDING PROPOSED BY THE PROMOTER PWD WRD RECOMMEND ONLY FOR THE FOUNDATION POINT VIEW.
  - (14) THE PERMISSION GRANTED IS LIABLE TO BE REVOKED IF BREACH OF ANY OF THE ABOVE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

**(II) DR. RULE NO : 29 ( 8 )**  
 THE AREA EMBANKED FOR PUBLIC PURPOSE PLOTS I TO II (V.D. 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 CMA.

**(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 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 WRD IN THEIR LETTER NO.103/2015/2015, DATED:28.03.2015, AND SHALL OBTAIN A LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

- LEGEND:**
- SITE BOUNDARY
  - ROADS GIFTED TO LOCAL BODY
  - EXISTING ROAD
  - PARK GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE
  - E.W.S
  - CHANNEL
  - COMMERCIAL
  - NO DEVELOPMENT AREA

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

P.P.D NO 23  
 L.O 2015  
 APPROVED  
 VIDE LETTER NO : L1/12987 / 2014  
 DATED : 13 / 1 / 2016

OFFICE COPY  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**CORPORATION OF CHENNAI, ZONE - II**  
**LAY OUT OF HOUSE SITES IN S.NOS: 197,198/2c,199/2b, 200/1 & S.No.200/2 OF VADAPERUMBAKKAM VILLAGE.**  
 SCALE-1:800 (ALL MEASUREMENTS ARE IN METRE)