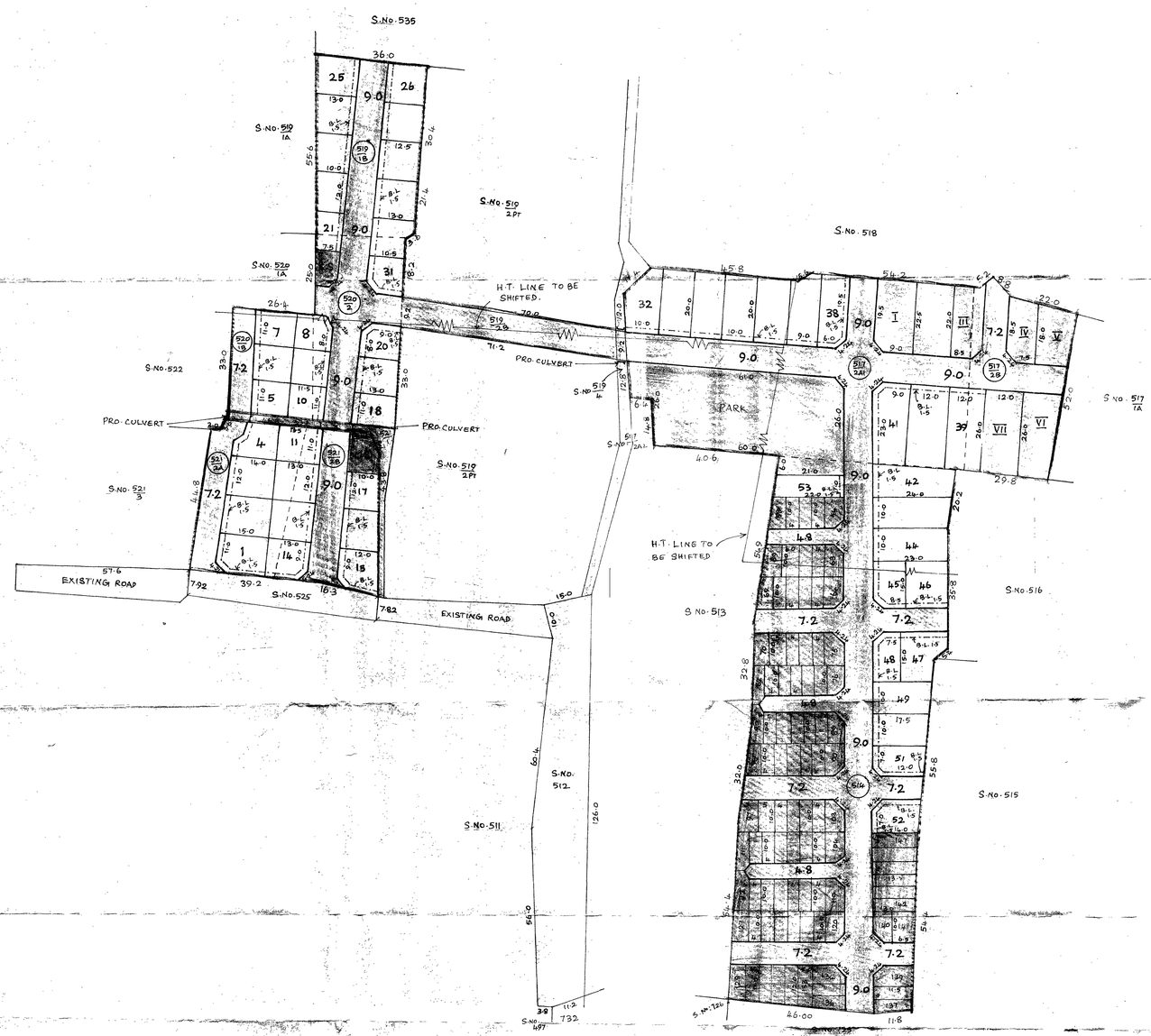
TOTAL EXTENT	24700 M²
ROAD AREA	7835 M²
PARK AREA	1753 M²
PUBLIC PURPOSE PLOTS I TO VII	727 M²
TOTAL NO OF PLOTS	147 No
REGULAR PLOTS (1 TO 53)	53 No
EWS PLOTS (54 TO 147)	92 No
CONVENIENCE SHOP	2 No



NOTE

1. SPLAY 3.0 X 3.0
2. MEASUREMENTS INDICATED ARE EXCLUDING THE SPLAY DIMENSIONS
3. ROAD AREA / PARK AREA WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO. 1149/2009 DATED 3.2.2009.

CONDITION.

I. THE AREA EARMARKED FOR PUBLIC PURPOSE I TO VII PLOTS (I.E. 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. AFTER THE SAID PERIOD OF ONE YEAR AND IF NONE OF THE AGENCIES PURCHASE THE RESERVED LAND IN FULL/PART, THE LAYOUT OWNER/DEVELOPER IS FREE TO DISPOSE OF THE SITE RESERVED FOR PUBLIC PURPOSE TO ANYBODY FOR RESIDENTIAL USE ONLY.

II. THE FOLLOWING CONDITIONS OF DISTRICT REVENUE OFFICER, THIRUVALLUR, VIDE LETTER NO. R.D. 2809/2008/N, DT. 28.08 ARE TO BE COMPLIED BY THE APPLICANT BEFORE FORMATION OF THE LAYOUT

1. THE WIDTH OF THE FIELD CHANNEL EARMARKED IN THE SKETCH SHOULD BE MAINTAINED AS PER THE REVENUE RECORDS.
2. THERE SHOULD NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER THROUGH THE EXISTING CHANNEL TO THE DOWN SIDE AYACUT.
3. THE IRRIGATION CHANNEL SHOULD BE WELL PRESERVED BY THE PETTIONERS WITHOUT ANY OBSTRUCTION TO FACILITATE IRRIGATION TO THE DOWN SIDE AYACUT.
4. THE PETTIONER SHOULD NOT CARRYOUT ANY CRAFTS MASONRY STRUCTURE ACROSS THE CHANNEL WITHOUT THE PRIOR PERMISSION FROM THE PANCHAYAT UNION COMMISSIONER, THIRUVALLUR (IKKADU)
5. THE PROPOSED BOX CULVERT SHOULD BE CONSTRUCTED ONLY IN S.NO. 519/1A AND S.NO 521/1 AS EARMARKED IN THE SKETCH AND THE PETIONERS SHOULD STRICTLY ADHERE TO MAINTAIN THE HYDRAULIC PARTICULARS OF THE CHANNEL.
6. THE PETTIONERS SHOULD CONSTRUCT THE BOX CULVERT AT THEIR OWN COST AND THEY ARE SOLELY RESPONSIBLE FOR THE STRUCTURAL SAFETY AND STABILITY OF THE PROPOSED STRUCTURE.
7. ADVANCE INTIMATION SHOULD BE GIVEN TO THE PANCHAYAT UNION COMMISSIONER, THIRUVALLUR (IKKADU) BEFORE THE COMMENCEMENT OF WORK.
8. PANCHAYAT UNION COMMISSIONER, THIRUVALLUR (IKKADU) SHOULD BE ALLOWED TO INSPECT THE SITE AT ANYTIME DURING EXECUTION.
9. THE PETTIONERS SHOULD PAY ANNUAL TRACK RENT RS. 5184/- (RUPEES FIVE THOUSAND ONE HUNDRED AND EIGHTY FOUR ONLY)
10. THE TRACK RENT IS SUBJECTED TO REVISION FROM TIME TO TIME
11. THE PETTIONERS SHOULD ABIDE BY THE RULES AND REGULATIONS STIPULATED BY THE PANCHAYAT UNION COMMISSIONER, THIRUVALLUR (IKKADU) FROM TIME TO TIME
12. AFTER THE COMPLETION OF THE WORK THE DAMAGED PORTION OF THE CHANNEL STRUCTURES IF ANY SHOULD BE STRENGTH AND RESTORED TO THE ORIGINAL CONDITION
13. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED IN CASE OF BREACH OF ANY OF THE CONDITIONS AND IN THE EVENT OF SUCH REVOCATION THE PETTIONERS SHALL NOT BE ELIGIBLE TO CLAIM ANY COMPENSATION WHATSOEVER.

LEGEND

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE
- EWS
- CONVENIENCE SHOP
- CHANNEL

CONDITION

THE LAYOUT APPROVAL IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCALBODY CONCERNED.

P.P.D / L.O. NO. 19 / 2009

APPROVED I.C

VIDE LETTER NO : L1/5362/2009

DATED : 30/04/2009

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY.

THIRUVALLUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.NO. 514, 517/2A1, 517/2B, 519/1B, 519/2B, 520/1B, 520/2, 521/2A AND 521/2B OF PAKKAM VILLAGE.

SCALE 1:800. (ALL MEASURMENTS ARE IN METRE)