

TOTAL EXTENT	:	16706 SQ.M
ROAD AREA	:	4635 SQ.M
PARK AREA	:	1245 SQ.M
PUBLIC PURPOSE PLOTS (I TO VI)	:	1256 SQ.M
<b>REGULAR PLOTS (1 TO 47)</b>	:	<b>47 NOS.</b>
E.W.S.PLOTS (1284m <sup>2</sup> ) (48 TO 75)	:	28 NOS
TOTAL NO OF PLOTS	:	75 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 VIDE GIFT DEED DOCUMENT NO: 4586/ 2010. DATED : 24 / 12 / 2010. AND RECTIFICATION GIFT DEED DOCUMENT NO: 4215/2011. DATED :14 / 10 / 2011.
	PARK AREA		

**CONDITIONS:**

I. THE FOLLOWING CONDITIONS OF PWD VIDE THE CE., WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5. LETTER NO.TS(3)/6236/2009/DT.2-11-2009. ARE TO BE COMPLIED BY THE APPLICANT BEFORE FORMATION OF THE LAYOUT.

1. THE PROMOTER SHOULD CONSTRUCT A FLOOD PROTECTION WALL AROUND THE PROPOSED SITE AND THE TOP LEVEL OF THE WALL SHALL BE FIXED 30CM ABOVE THE MWL (i.e. (+)11.990m+0.30m=12.290m)
2. THE PROMOTER SHALL AT ANY COST PRESERVE THE ECOLOGICAL BALANCE OF ADJOINING AREAS OF THE WATER BODY.
3. THE GROUND LEVEL OF THE SITE SHOULD BE RAISED UP TO THE LEVEL OF (+)13.845M (i.e. NEAREST THIRUVALLUVAR STREET ROAD LEVEL (+)12.725M PLUS 0.20M) TO AVOID ANY INUNDATION PROBLEM DURING RAINY SEASON. THE REQUIRED HEIGHT OF FILLING IN THIS AREA IS VARYING FROM 0.220M TO 1.150M WITH HARD EARTH WITH PROPER CONSOLIDATION
4. THE PROMOTERS SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT THEIR OWN COST.
5. SEPARATE SEWAGE TREATMENT PLANT AND RECYCLING PLANT SHOULD BE PROVIDED IN THE PROPOSED SITE AT PROMOTERS OWN COST FOR THEIR USE. THE SEWAGE WATER OF THE PROPOSED SITE SHOULD NOT BE LET IN TO THE KORATTUR TANK AT ANY COST.
6. THE PROMOTERS SHOULD NOT MAKE ANY HINDRANCE TO THE FREE FLOW OF WATER FROM CATCHMENT TO THE TANK, WHICH IS COMING FROM CATCHMENT AREAS AND DRAINAGE NETWORK TO BE FORMED, TO HARVEST RAIN WATER.
7. ANY ENCROACHMENT IN THE WATER SPREAD AREA OF KORATTUR TANK BY THE PROMOTERS WILL BE TREATED AS UNLAWFUL AND WILL BE EVICTED BY THE GOVERNMENT.
8. THE PROMOTERS SHOULD NOT LET SEWAGE OR ANY KIND OF POLLUTION IN TO THIS TANK AND TO INSTALL TREATMENT ARRANGEMENTS ACCORDING TO THE PLAN OF DEVELOPMENT.
9. THE PROMOTERS SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE WATER RESOURCES DEPARTMENT ISSUED FROM TIME TO TIME.
10. THE PERMISSION GRANTED IS LIABLE TO BE REVOKED, IF ANY OF THE CONDITION BREACHED AND IN THE EVENT OF SUCH REVOCATION, THE PROMOTERS SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHATSOEVER.

II. DR RULE NO : 29 ( 8 )

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS 1 TO VI ( 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 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 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 ANYBODY 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 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. THE LOCAL BOBY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.TS(3)/6236/2009.DT.2.11.2009. AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITION BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

**LEGEND:**

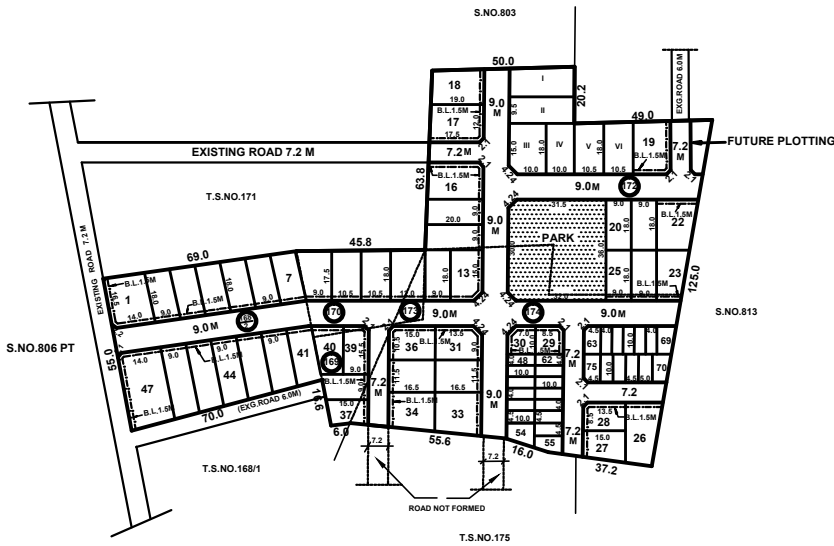
- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK
- PUBLIC PURPOSE
- E.W.S

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

P.P.D NO: 26  
L.O 2011

APPROVED  
VIDE LETTER NO : L1 / 855 / 2011  
DATED : 17 / 11 / 2011.

OFFICE COPY  
FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**CORPORATION OF CHENNAI - ZONE - VII**

LAYOUT OF HOUSE SITES IN T.S.Nos: 168/2, 169, 170, 172, 173 AND 174 OF KORATTUR VILLAGE.

SCALE 1 : 800 (ALL MEASUREMENTS ARE IN METRE)