



<b>TOTAL EXTENT</b> (AS PER DOCUMENT)	:	<b>49797 SQ.M</b>
<b>ROAD AREA</b>	:	<b>16354 SQ.M</b>
<b>PARK (OSR)</b>	:	<b>3399 SQ.M</b>
<b>PUBLIC PURPOSE PLOTS (I TO XVI)</b>	:	<b>3483 SQ.M</b>
<b>REGULAR PLOTS (1 TO 123)</b>	:	<b>123 NOS</b>
<b>E.W.S. PLOTS (124 TO 186) 3365 SQ.M</b>	:	<b>63 NOS</b>
<b>TOTAL NO. OF PLOTS</b>	:	<b>186 NOS</b>
<b>CONVENIENCE SHOP</b>	:	<b>1 NO</b>

**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 VIDE SUPPLEMENTARY GIFT DEED DOC. No:11866/2013, DATED:26.09.2013 TO EARLIER DEED OF RECTIFICATION DOC. No:9712/2013, DATED:08.08.2013 & GIFT DEED DOC. No:7937/2013, DATED:25.06.2013.
- PARK AREA }

**CONDITIONS :**

- (1) THE NOC FROM SOUTHERN RAILWAY VIDE THE DIVISIONAL RAILWAY MANAGER'S OFFICE, WORKS BRANCH, CHENNAI-3, LETTER NO.MW.280/NCC/24/2012/1, DATED:08.08.2012 SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS :
  - 1) THIS NOC IS ISSUED SUBJECT TO THE CONDITIONS STIPULATED IN THE AGREEMENT EXECUTED BY YOU.
  - 2) DRAINAGE AND SULLAGE WATER SHOULD NOT BE LET INTO RAILWAY LAND.
  - 3) IN FUTURE IF RAILWAYS REQUIRES YOUR LAND / PART OF YOUR LAND THE SAME SHOULD BE HANDED OVER TO THE RAILWAYS PENDING LAND ACQUISITION PROCEDURE.
  - 4) IN CASE OF ANY REFUSE IS DUMPED BY THE RESIDENT IN TO THE RAILWAY LAND, HE WILL HAVE TO PAY CHARGES FOR CLEANING, THE SUM OF RS.10,000/- AS FINE FOR EACH TIME A NOTICE IS ISSUED TO HIM.
  - 5) THIS NOC IS ISSUED FOR THE PROPOSED LAYOUT OF HOUSE SITES AND NOT FOR ANY CONSTRUCTION.
  - 6) SEPARATE NOC MUST BE OBTAINED FOR CONSTRUCTION OF BUILDINGS WHOSE PLOT COMES WITHIN 100 FEET (30MTRS) FROM THE RAILWAY BOUNDARY.
  - 7) THIS NOC IS NOT TRANSFERABLE.
  - 8) A DETAILED PLAN NO. DM / T1 / 49 IS ENCLOSED FOR REFERENCE AND RECORD.

**(II). DR RULE NO: 29 (8)**

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO XVI (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 FULL/PART, 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.

**LEGEND:**

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PARK (OSR)
- PUBLIC PURPOSE
- E.W.S
- CONVENIENCE SHOP

**CONDITIONS:**

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

**P.P.D** NO: **38**  
**L.O** NO: **2013**

**APPROVED**  
VIDE LETTER NO : L1/11614/2011  
DATE : 18/10/2013

**OFFICE COPY**

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



# THIRUNINRAVUR TOWN PANCHAYAT

## LAYOUT OF HOUSE SITES IN S.Nos:295/2, 6, 296/1, 2 & 297/1, 3 OF THIRUNINRAVUR VILLAGE

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