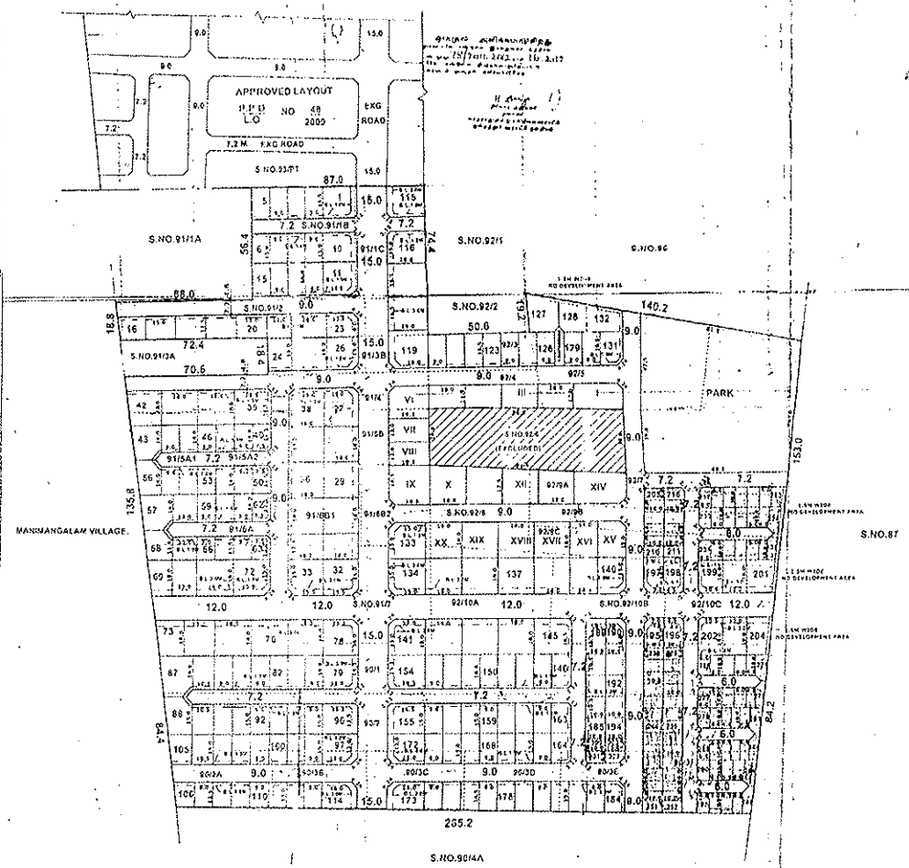

TOT. TENT		:	78860 M2
ROAD AREA		:	22699 M2
PARK AREA		:	5663 M2
PUBLIC PURPOSE PLOTS	(I TO XX)	:	.5814 M2
REGULAR PLOTS	(1 TO 204)	:	204 NOS
E.W.S. PLOTS (5732 M2)	(205 TO 303)	:	99 NOS
TOTAL NO OF PLOTS		:	303 NOS

NOTE:

1. BPLAY- 1.5M X 1.5M, 3.0M X 3.0M

2. MEASUREMENTS ARE INDICATED EXCLUDING BPLAY DIMENSIONS.

3. ROAD AREA / PARK AREA } WERE ALREADY HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO: 978/2011. DATED 22.2.2011.

CONDITIONS:

THE FOLLOWING CONDITIONS OF THE VICE CHAIRMAN, CMDA, [illegible] ARE TO BE COMPLIED BY THE APPLICANT BEFORE RELEASE OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY).

1. IT IS NECESSARY TO PROVIDE PROPOSAL PLAN FOR ADJACENT PROPERTIES TO ENSURE THE FINAL ROAD STRUCTURE FOR THE AREA SPECIFIED REQUIRED BY CMDA.
2. THE PROCESS OF CUTTING AND COMPACTION WORKS TO BE DONE ONLY AFTER THE ERECTION OF FOUNDATION WORKS.
3. THE PROCESS OF FILLING AND COMPACTION WORKS TO BE DONE IN LAYERS EVERY HIGHER LEVEL PROPERTIES TO ATTAIN THE REQUIRED DENSITY OF COMPACTION.
4. THE PROPRIETOR IS TO FILL THE INTERCONNECTED WITH ADJACENT PROPERTIES WHICH ARE LOWER LEVEL THE PROPERTIES SHOULD FILL TO MAKE THE ROAD LEVEL OF CMDA.
5. THE AREAS OF THE POLE CHANNEL REMARKED IN THE PLAN MUST BE MAINTAINED WITHOUT ENCROACHMENT AND ALSO MAKE SUCH ARRANGEMENTS FOR THE SET OF STEP ROADS TO BE MADE AND FROM THE CHANNEL BOUNDARY IN EVERY HOUSE TO BE MADE SIMILARLY.
6. THERE INDEED NOT BE ANY HINDRANCE TO THE FREE FLOW OF WATER EMPLOYED THE EXISTING CHANNEL TO THE NEAR BY COMPANY AREA.
7. THE PROMOTER SHOULD CONSTRUCT THE CROSS MASONRY STRUCTURE ACROSS THE CHANNEL AFTER OBTAINED TO THE EXECUTIVE ENGINEER, WHO APPROVED PLAN BY CMDA, PAPPANCHERI.
8. THE PROMOTER SHOULD DEFINITELY ADHERE TO REMAIN THE PUBLIC PARTICULARS OF THE CHANNEL.
9. THE PROPOSED CULVERTS FOR CROSSING THE CHANNEL SHOULD BE MADE OF RCC MOULDED AS PER MARKED IN THE SKETCH AND THE DESIGN AND DRAWING TO BE SUBMITTED TO BE APPROVED BY EXECUTIVE ENGINEER, WHO HAS FINALIZED AS PER PROVIDED THE PARALLEL REPORT ON THE NEAR.
10. THE PROMOTER SHOULD BE ELIGIBLE FOR THE STRUCTURE BUILT AND DESIGN OF THE CULVERT.
11. THE PROMOTER SHALL PROVIDE ADEQUATE DRAINAGE ARRANGEMENTS TO PASS OUT THE WATER WITHIN THE PREMISES AND NECESSARY DRAINAGE FROM THE HOUSE TO BE BUILT PROPOSED.
12. THE PROMOTER SHOULD PROVIDE NECESSARY RAIN WATER HARVESTING ARRANGEMENTS IN THE PROPOSED BUILDING COMPLEX.
13. THE AREA OF PROPOSED SHOULD BE ALLOWED TO INSPECT FOR THE ATTACHED LAYOUT SECTION.
14. ADVANCE INFORMATION MUST BE GIVEN TO THE AREA OF PROPOSED CHANNEL BEFORE THE COMMENCEMENT OF WORK.
15. THE PROMOTER SHOULD REMAIN BY THE BELOW MENTIONED ACTIVITY WHICH RUN FROM TIME TO TIME.
16. THE FROM THE PROMOTER IS SAME TO BE REPORTED. IF ANY BREACH OF ANY OF THE CONDITIONS OR THE DEFECT OF ANY DECLARATION, THE PROMOTER WILL LEAD TO LEGAL CLAIMS COMPENSATION ACCORDING.

II. DR RULE NO : 29 (8).

THE AREA EARMARKED FOR PUBLIC PURPOSE PLOTS I TO XX (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.

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. L.O NO. 10 2011
APPROVED
VIDE LETTER NO : L1 / 2204 / 2011
DATED : 10 / 03 / 2011

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

KUNDRATHUR PANCHAYAT UNION.

LAY OUT OF HOUSE SITES IN S.NOS. 90/1, 2, 3A, 3B, 3C, 3D, 3E, 3F, 91/1B, 1C, 2, 3B, 4, 5A1, 5A2, 5B, 6A, 6B1, 6B2, 7, 92/3, 4, 5, 7, 8, 9A, 9B, 9C, 10A, 10B, 10C OF VARADHARAJAPURAM VILLAGE.

SCALE 1 : 800 (ALL MEASUREMENTS ARE IN METRE)