



From

To

The Member Secretary,
Madras Metropolitan
Development Authority,
52, EVK Sampath Road,
MADRAS 600 007.

The Commissioner/Executive
Officer/Municipality/Panchayat
Union/Town Panchayat

Anghal

Letter No. D2/*(L)*/18185/89

Dated: 10.89

Sir,

Sub: MMDA - Planning permission - Layout/
Sub-Division in S.No. 123/2B2 of
Mathur

..... village - Approved.

Ref: Your letter No. 1458/87/04 ..
Dated: 23.4.87

....

The proposal received in the reference cited for laying
out of house sites/~~sub-division~~ of Plot in Survey No. 123/2B2
of *Mathur* ..
village was examined and layout has been revised to satisfy the
development control rule requirements/~~Sub-division~~ and approved.

(B)
27/10/88
The applicant has remitted the development charge
layout preparation/secrutiny charge and open space reservation
charges/~~sub-division fees~~ to this office in Challan No. 19695
dated 28.6.89. The approved plans are numbered as PPD/L.O
No. 240/89. Three copies of layout plan laout condition
and P.P.No. 5398 are sent herewith for further action.

Yours faithfully,

Cl
11/2/89

for MEMBER SECRETARY.

- Encl: 1. 3 copies of layout plan.
- 2. Layout condition
- 3. ~~One complete file as received~~

82
41x *Cl*

Copy to Thiru/Tmt. Jagadee Swan
No. 19, Avadhanam Paper Road
Chordai, ms-112.

W
37/10/89

O/e

Layout condition accompanying sub-division of lands in the
Madras Metropolitan Area (Excluding Madras city)

1. All streets, sites and other works shall be laid out and demarcated in accordance with the layout plan No. PPD.L.O.No. 240/89 approved in this office Lr.No. D2(L)/ 2-18185/89 dt. 10.89 and on deviation or modification in the alignments of the streets and dimensions of sites, reservations etc., shall be made without prior approval of the Madras Metropolitan Development Authority.
2. The streets shall be formed to approved levels, metalled, sewered, drained (providing proper culverts wherever necessary) conserved and lighted to the satisfaction of the Executive Authority i.e., the Commissioners of Municipalities and Panchayat Unions and the Executive Officers of Townships and Town Panchayat to comply with the requirement of the Tamilnadu District Municipalities Act/Tamilnadu Panchayats Act, as the case may be
3. Every site in the area other than the site reserved for specific purposes in the layout plan shall be exclusively utilised for the construction of structures for residential uses only.
4. No site shall be sub-divided without prior approval of the Madras Metropolitan Development Authority.
5. There shall be a building line from the street boundary as shown in the layout plan and no building other than a boundary wall or fence of a height not greater than 1.5 metres from the crown level of the street, shall be created in the space between the street boundary and the building line.
6. Only detached houses shall be permitted in the area
7. Every dwelling house shall be provided with adequate means for the effectual drainage of storm water sullage and sewage for the premises and sufficient and suitably sanitary convenience for the use of the occupants of the house. The drainage arrangements and the sanitary conveniences shall be in accordance with such conditions and designs as specified by the Health Officer.
8. All sewage water shall be disposed off in such a way as to prevent it from running into, or stagnating on adjacent streets, but may be used for watering the gardens or allowed to flow freely into drains or channels after it had been previously treated sanitarily in any manner required by the Health Officer.
9. Except to the extent necessary for the excavation of foundations, levelling or slopping of ground, earth shall not be removed from any site so as to create hollows or borrow pits therein.

10. The space set apart for streets and communal and recreational purposes shall be transferred to the Authority or any Local Authority designated by it, free of cost through a gift deed.
11. The building construction shall be subject to the Development Control Rules of the Master Plan for Madras Metropolitan Area.
12. Developments in the area reserved for the following uses as indicated in the plan approved above shall be regulated as per the Development Control Rules.
 1. Primary Residential
 2. Commercial
 3. Open space and Recreational
13. In the open space within the site to the extent feasible trees may be planted and existing trees preserved.
14. The area earmarked for public purpose. I to (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 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.
15. Sign board to be erected at this site as per the enclosed format.

cl
ntx/18
for MEMBER SECRETARY

o/e *to*
3/2/89 *ntx* *q.*