



<b>TOTAL EXTENT</b>	:	<b>38940 SQ.M</b>
<b>ROAD AREA</b>	:	<b>12462 SQ.M</b>
<b>PARK AREA</b>	:	<b>2811 SQ.M</b>
<b>PUBLIC PURPOSE AREA (1%)</b>	:	<b>275 SQ.M</b>
(P.P-1 HANDED OVER TO THE LOCALBODY(0.5%) - 136 SQ.M)		
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 139 SQ.M)		
<b>REGULAR PLOTS (1 TO 188)</b>	:	<b>188 Nos.</b>
<b>E.W.S. PLOTS (3014 SQ.M) (189 TO 231)</b>	:	<b>43 Nos.</b>
<b>TOTAL NO.OF.PLOTS</b>	:	<b>231 Nos.</b>

**NOTE:**  
 1. SPLAY-1.5MX1.5M  
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION  
 3. WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No. 8194/2022, DATED:30.08.2022 @ SRO TAMBARAM

**CONDITIONS :**  
 (I)TNCDBR-2019, RULE NO : 47 ( 8 ) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.  
 ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II)TNCDBR-2019, RULE NO : 47 ( 9 ) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED:31.01.2020.  
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. AMALGAMATION SHALL BE PERMISSIBLE IN THOSE CASES OF ECONOMICALLY WEAKER SECTION PLOTS, AFTER A PERIOD OF THREE YEARS. IN SUCH CASES OF AMALGAMATION, THE PLANNING PARAMETERS FOR ECONOMICALLY WEAKER SECTION AREAS SHALL NOT APPLY.

(III)TNCDBR-2019, RULE NO: 47 (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 CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV)The Divisional Engineer (H) CMDP Division - I, Guindy) in letter No.976/CMDP/DN-I/JDO/dated 27.05.2022.  
 As stated that based on the Assistant Divisional Engineer Report the no objection certificate is issued with following conditions.

- 1.Construction has to be carried out beyond 23 mtr from the Center line of the road.
- 2.Access Road for applicant premises has to be formed as per IRC guidelines.
- 3.Construction material has to be dumped within your premises without affecting the road traffic.
- 4.The NOC is not eligible for any rights on the road boundary.
- 5.If the road has to be widened in future the adjacent land has to be acquired by Tamil Nadu Highways Department by Right to fair Compensation and Transparency in land Acquisition, Rehabilitation and Resettlement Act, 2013.
- 6.Providing frontage and setback as per CMDA norms.
- (V) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

⊙ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT

- LEGEND:**
- SITE BOUNDARY
  - ROADS GIFTED TO LOCALBODY
  - EXISTING ROAD
  - PARK GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
  - PUBLIC PURPOSE-2 GIFTED TO TANGEDCO

This Planning Permission Issued under New Rule TNCDBR.2019 is subject to final outcome of the W.P(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

P.P.D  
L.O NO : 118  
2022  
**APPROVED**  
 VIDE LETTER NO : LAYOUT-1 / 0065 / 2022  
 DATE : 5 / 09 / 2022

**OFFICE COPY**  
 FOR MEMBER SECRETARY  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

**KATTANKOLATHUR PANCHAYAT UNION**  
**LAYOUT OF HOUSE SITES IN S.Nos. 458/1, 459/1,2,3, 462/3B2, 3C2, 4A, 4B2, 5, 8, 9A2, 9C1B, 9C2B, 10C, 11, 12, 481/1pt, 3Dpt, 482/1A1B, 607/2 & 607/3 OF NEDUNGUNDRAM VILLAGE.**  
 SCALE - 1:800 (ALL MEASUREMENTS AREA IN METRE)

