



TOTAL EXTENT (AS PER PROPOSED LAYOUT PLAN)	: 16309 SQ.M
ROAD AREA	: 5385 SQ.M
PARK AREA (PARK-1:799 SQ.M+PARK-2:323 SQ.M)	: 1122 SQ.M
PUBLIC PURPOSE AREA (1%) (P.P-1 HANDED OVER TO THE LOCAL BODY (0.5% AREA - 54 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO (0.5% AREA - 87 SQ.M))	: 141 SQ.M
REGULAR PLOTS (1 TO 77)	: 77 Nos.
E.W.S PLOTS (1144 SQ.M) (78 TO 97)	: 20 Nos.
TOTAL NO.OF.PLOTS	: 97 Nos.

NOTE:

- SPLAY-1.5MX1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| <ul style="list-style-type: none"> □ ROAD AREA □ PARK AREA □ PUBLIC PURPOSE AREA-1 □ PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.14966/2022 DATED:23.09.2022 @ SRO SELAIYUR. |
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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 (MA1 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 (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.

(III)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 (MA1 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.

(IV) 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 LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS
- THE ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES NOTIFIED, AREA TO A RADIUS 100m TO 300m AROUND IS THE RESTRICTED AREA FOR DEVELOPMENT.

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

P.P.D NO : **145**
L.O **2022**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0005 / 2022
DATE : 21 / 10 / 2022

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

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.

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.318/2, 319/1, 3, 4A, 4B, 4C, 5, 6B, 6C, 7, 321/3A1Apt, 322/1A2, 1D1, 1D2, 2pt & 333/1A OF PERUMBAKKAM VILLAGE.

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

