



SITE EXTENT (AS PER PROPOSED LAYOUT)	: 53180 SQ.M
ROAD AREA	: 16522 SQ.M
O.R.R. AREA	: 1625 SQ.M
PARK AREA	: 3663 SQ.M
PUBLIC PURPOSE PROVIDED (1&2)	: 434 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%)	: 159.08SQ.M
PP-2 HANDED OVER TO THE TANGEDCO (0.5%)	: 275.08SQ.M
REGULAR PLOTS (1 TO 131)	: 131 Nos
EWS PLOTS (132 TO 190) (3519 SQ.M)	: 59 Nos
TOTAL NO. OF PLOTS	: 190 Nos
MSB DEVELOPMENT	: 1 No
FLATTED DEVELOPMENT	: 1 No
CONVENIENCE SHOP SITE	: 4 Nos
COMMERCIAL SITE	: 1 No

NOTE:
 1. SPLAY - 1.5M x 1.5M
 2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
 3. WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:15188/2022, DATED:07.10.2022 @ SRO, CHENNAI SOUTH JOINT I.
 (RESERVED FOR TANGEDCO)

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 31.01.2020 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)
 THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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 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:

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

P.P.D NO : 149
 L.O 2022
APPROVED
 VIDE LETTER NO : LAYOUT-1 / 10160 / 2022
 DATE : 27 / 10 / 2022

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN S.Nos: 4/1Apt, 5/1, 2, 5 & 6, 8/10, 11, 12 & 13, 33/2Ept & 2Fpt, 34/2B1pt, 2B2 & 3pt, 37/1, 2, 3A, 3C & 4, 38/1, 2, 3, 6, 7, 8A, 8B, 9, 10, 11, 12, 13(AS PER PATTA 38/13A & 38/13B), 14, 15 & 16, 39/1A & 2, 40/1 & 2, 41/2, 42/1A, 1B & 4, 48/1, 2 & 3, 49/1A, 1B, 2 & 3, 50/1pt & 2, 71/5B1, 6A, 7A, 72/1, 2A & 2B, 73/1, 2, 3A, 3B & 4, 74/5 AND 99/3Bpt, 4pt & 5C2pt OF JALLADIANPETTAI VILLAGE.

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