

TOTAL EXTENT (AS PER DOCUMENT)	:	146859 SQ.M
ROAD AREA	:	34477 SQ.M
PARK AREA	:	11323 SQ.M
PUBLIC PURPOSE AREA (1%)	:	1129 SQ.M
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 565 SQ.M (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 564 SQ.M)</small>		
REGULAR PLOTS (1 TO 415)	:	415 Nos.
E.W.S.PLOTS (11373 SQ.M) (416 TO 599)	:	184 Nos.
TOTAL NO.OF.PLOTS	:	599 Nos
SHOP SITE	:	1 No.
CONVENIENT SHOP	:	2 Nos.

NOTE:

- SPLAY - 1.5 M x 1.5 M, 4.5 M x 4.5 M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- 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 DOC. NO: 725/2021, DATED: 15/02/2021 (ROAD SPACE, PARK AREA & PP1) AND GIFT DEED DOC. NO: 545/2021, DATED: 05/02/2021 (PP2) @ SRO, POONAMALLEE

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(M) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.No.16, MAWS (MA) 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) & AMENDMENTS PUBLISHED IN TNGG ISSUE No.41, DATED-31.01.2020. 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.

© 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 LOCAL BODY
- EWS
- COMMERCIAL



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

P.P.D NO : 28
L.O NO : 2021
APPROVED
VIDE LETTER NO : L1/10742/2019
DATE : 26/02/2021

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.

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



PREPARED BY PA-IV

P.A.I

A.P

THIRUMAZHSAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos. 65/1, 78/1, 2, 4A1, 5, 80/1B, 3A2, 4, 81/1A1, 1B1A, 1B2, 1C1, 1C2, 2A1, 2A2, 2B, 82/3A, 4, 83/2B, 84/3B, 85/1B, 2A, 3B AND 85/6B OF CHEMBARAMBAKKAM VILLAGE. (FORMERLY PRIYAMPATTU & NEDUNCHERI VILLAGE)

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