

84X112

TOTAL EXTENT (AS PER GPOA DOCUMENT) :	62139 SQ.M
ROAD AREA :	20559 SQ.M
PARK AREA :	4250 SQ.M
PUBLIC PURPOSE AREA (P.P-1 HANDED OVER TO THE LOCAL BODY-209 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO - 215 SQ.M) :	424 SQ.M
REGULAR PLOTS (1 TO 221) :	221 Nos.
E.W.S.PLOTS (12107SQ.M) (222 TO 430) :	209 Nos.
TOTAL NO.OF.PLOTS :	430 Nos.
COMMERCIAL SITE :	1 No.
SHOP SITE :	3 Nos.
CONVENIENT SHOP SITE :	6 Nos.

NOTE:

- SPLAY - 1.5M X 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
- ROAD AREA, PARK AREA, ROAD SIDE 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.486/2021, DATED:14.07.2021 @ SROTAMBARAM.

CONDITIOS :

(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 DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, (MAI) DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

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.

(IV) 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 TANGEDCO
- E.W.S
- ROAD SIDE PARK GIFTED TO LOCAL BODY
- COMMERCIAL
- PORTION OF THE SITE LIES IN AGRICULTURE USE ZONE IS NOT PLOTTED OUT, SINCE RESIDENTIAL ACTIVITIES NOT PERMISSIBLE.



ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos. 40/2, 3, 4, 5, 6A, 6B, 113/1B, 2B, 115/9, 116, 118/1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14, 15, 119/1, 2, 120/1, 2A, 2B, 3, 121/1, 2, 122/1, 2, 3B, 4, 123/1, 2, 124/1, 125/1, 2, 3, 4, 5, 6, 7, 126/3, 4, 5A, 5B, 127/3A, 3B, 3C, 128/4, 5A, 5B, 6A, 6B, 10A, 10B, 13, 14, 129/1, 2A1, 2A2, 2A3, 2A4, 2B, 2C1, 2C2, 2D, 2E, 3, 4, 6A, 6B, 7, 9A, 9B, 10A, 10B, 11, 12, 13A, 13B, 13C, 13D, 14, 15, 16, 17A, 18A, 18B1, 18B2, 19, 20, 21A2, 21A3, 21B1, 21B2, 130, 131/1A, 1B, 2A, 5, 6A, 6B, 6C, 7, 11, 12, 13, 14, 132/2A2, 5B, 169/1, 2A1, 2A2, 2B1, 2B2, 3, 4, 5 OF VENGAMBAKKAM VILLAGE.

SCALE - 1:800 (ALL MEASUREMENTS AREA IN METRE)

CONDITIONS:

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

P.P.D. NO.	109
L.O. NO.	2021

APPROVED

VIDE LETTER NO : L1/6155/2020

DATE : 28/07/2021

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

PREPARED BY: [Signature]

AP: [Signature]

DP: [Signature]

