



SITE EXTENT (AS PER PROPOSED LAYOUT) = 1818 Sq.M
ROAD AREA = 500 Sq.M
PUBLIC PURPOSE AREA (1%) = 14 Sq.M
 PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 6.5 Sq.m
 PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 7.5 Sq.m
NO. OF PLOTS = 9 Nos.

NOTE:

ROAD AREA
 PUBLIC PURPOSE AREA-1
 PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
 DOC. NO: 1614 / 2021, DATED: 05/02/2021 @ SRO, SELAIYUR

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 (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) NOC SHOULD BE OBTAINED FROM GOVT. OF INDIA NATIONAL MONUMENTS AUTHORITY COMPETENT AUTHORITY (TAMILNADU). FOR ANY CONSTRUCTION OF BUILDING IN THE REGULATED AREA AND NO PERMISSION FOR CONSTRUCTION CAN BE GRANTED IN THE PROHIBITED AREA OF ANY CENTRALLY PROTECTED MONUMENT / SITE.
- © NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- FROM THE ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES NOTIFIED, AREA TO A RADIUS/DEPTH BEYOND IT 200 METERS DEPTH [(i.e.) 100M TO 300M AROUND] IS THE RESTRICTED AREA FOR DEVELOPMENT.

CONDITIONS:

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

P.P.D NO : 31
 L.O 2021

APPROVED

VIDE LETTER NO : L1 / 7916 / 2020
 DATE : 2 / 02 / 2021

FOR CHIEF PLANNER (LAYOUT)
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

PREPARED BY P.A-IV

P.A.I

A.P.

ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No: 158 & 168pt (PLOT No.42 LYING IN APPROVED LAYOUT PPD/LO No.36/2020) OF OTTIYAMBAKKAM VILLAGE.

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

