



TOTAL EXTENT (AS PER GPOA DOCUMENT AND PLR)	: 34917.5 SQ.M
ROAD AREA	: 7712 SQ.M
STREET ALIGNMENT AREA	: 381 SQ.M
PARK	: 2707 SQ.M
PUBLIC PURPOSE AREA (1%)	: 279 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 139.5 SQ.M	
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 139.5 SQ.M	
TOTAL NO. OF PLOTS	: 169 Nos.
REGULAR PLOTS (1 TO 114)	: 114 Nos.
EWS PLOTS (115 TO 169) (3277.0 SQ.M)	: 55 Nos.
SHOP SITE	: 9 Nos.

NOTE:

- SPLAY - 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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| ROAD AREA | WARE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO:2420/2022, DATED: 12.07.2022 @ SRO, ROYAPURAM. |
| STREET ALIGNMENT AREA | |
| PARK | |
| PUBLIC PURPOSE-1 | |
| PUBLIC PURPOSE-2 (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. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THESE CASES OF EWS PLOTS AT ANY POINT OF TIME.

(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 NOC FROM SOUTHERN RAILWAY VIDE THE PRINCIPAL CHIEF ENGINEER, HEADQUARTERS OFFICE, WORKS BRANCH, CHENNAI-3, LETTER NO.W.280/M/NOC/TONDIARPET/METAL BOX INDIA LTD, DATED:03.03.2022 SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS :

- IN THE SUBJECT CASE PLOT NOS. 107 TO 114 ARE LOCATED AROUND 6.19M TO 7.03M FROM C/L OF TRACK, 104 TO 106 AT 7.65M, 61 & 48 AT 6.59M, 47,36 TO 24 RANGING FROM 7.9M TO 9.37M. HENCE ASSURANCE MAY BE OBTAINED FROM THE DEVELOPER ON THE FOLLOWING POINTS.
 - (i) THE PLOT OWNER SHOULD OBTAIN NOC FROM RAILWAYS FOR CONSTRUCTION OF HOUSES IN THE PLOTS WHICH ARE LOCATED WITHIN 30 METERS FROM THE RAILWAY BOUNDARY.
 - (ii) BUYERS/PLOT OWNERS TO BE INFORMED BY THE DEVELOPER THAT A MINIMUM CLEARANCE OF 1.5M SHOULD BE LEFT FROM THE RAILWAY BOUNDARY TO THE FACE OF THE BUILDING FOR THE PLOTS NUMBERED 24 TO 36 & 47 AND A MINIMUM CLEARANCE OF 3M SHOULD BE LEFT FROM THE RAILWAY BOUNDARY FOR THE PLOTS NUMBERED 61, 48, 104 TO 106 & 107 TO 114 IN ADDITION TO ADHERING TO URBAN DEVELOPMENT GUIDELINES.
- THE TERMS AND CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.W.280/SDT.26.12.02 SHOULD BE STRICTLY FOLLOWED.
- A PACCA 2M HEIGHT COMPOUND WALL SHOULD BE CONSTRUCTED BY THE PARTY ALONG THE BOUNDARIES TO AVOID ANY ENCROACHMENT/DUMPING OF DEBRIS/ALLOWING SEWAGE IN RAILWAY LAND.
- COPY OF THE AGREEMENT EXECUTED WITH THE PARTY MAY BE SENT TO THIS OFFICE FOR RECORD.
- THE PARTY MAY BE ASKED TO SUBMIT AN INDEMNITY BOND (I.E.RS.100/- STAMP PAPER) TO THE EFFECT THAT IF AT A LATER DATE, IT IS KNOWN THAT IF ANY LAND OR PART OF LAND IS IDENTIFIED AS RAILWAY LAND, THEN THAT PORTION OR FULL LAND WILL BE TAKEN OVER BY RAILWAYS WITHOUT ANY PRIOR NOTICE.
- IN CASE ANY REFUSE IS DUMPED BY THE PARTY INTO THE RAILWAY LAND, THEY WILL HAVE TO PAY NECESSARY CHARGES FOR CLEANING THE SAME AND AN ADDITIONAL FINE OF RS.10000/- EACH TIME A NOTICE IS ISSUED TO THEM.
- ANY TREE PLANTED ALONG THE RAILWAY BOUNDARY IS LIABLE TO BE CUT FULLY OR PARTIALLY FOR SAFE WORKING OF RAILWAYS IN TERMS OF PARA 14 OF RAILWAY ACT 1989, WITHOUT ANY COMPENSATION.
- RAILWAY RESERVE THE RIGHT TO SUPERVISE/INSPECT DURING THE CONSTRUCTION STAGE AS WELL AS DURING LIFETIME OF THE BUILDING TO ENSURE THAT BUILDING/BASEMENTS DO NOT AFFECT ANY DANGER TO SAFETY OF THE TRAINS.
- NO TREE WITH HEIGHT MORE THAN 10 METRES SHALL BE PLANTED/GROWN BETWEEN THE NEAREST RAILWAY O REDMI NOTE 91 CAI DUAL CAMERA BOUNDARY AND THE NEAREST FACE OF THE BUILDING FROM SUCH RAILWAY BOUNDARY.

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO THE LOCAL BODY
- STREET ALIGNMENT AREA GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- E.W.S
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- COMMERCIAL
- NO DEVELOPMENT AREA

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

P.P.D NO : 111
L.O 2022

APPROVED
VIDE LETTER NO : LAYOUT-1 / 7934 / 2020
DATE : 18/08/2022

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

PREPARED BY P.A.IV
16.08.2022

CHECKED BY P.A.I
18/08/2022

A.P.

GREATER CHENNAI CORPORATION
LAYOUT OF HOUSE SITES IN T.S.No: 3873/4, BLOCK NO.69 OF TONDIARPET VILLAGE.

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

