

## ONLINE PPA – LAYOUT PROPOSAL

### Checklist of documents to be uploaded:

#### A. Documents / patta to establish Right over property:

- 1) If site does not form part of approved layout; approved sub-division / Reg Layout/  
Approved site, document prior to 5.8.75 to till date along with the link documents to be furnished.
- 2) If documents are not available in website, the notarized copies shall be uploaded.  
In case of land with multiple S.Nos, the document flow chart S.No. wise in chronological order to be furnished.  
Uploading of the document shall also be chronologically and against each document, the scanned document has to be uploaded.
- 3) Patta / PLR / TSLR for each S.No in favour of present land owners to be furnished.
- 4) FMB for all S.Nos.to be uploaded. If FMBs are not available in online then FMB attested by revenue officials not below rank of Deputy Tahsildar to be uploaded.
- 5) In case of multiple S.Nos., combined FMB sketch for the site attested by revenue officials not below rank of Deputy Tahsildar for more than one survey number to be uploaded.
- 6) If PPA is submitted by the power holder, Registered GPA executed by the owner in favour of applicant to be furnished.
  - If the owner is in abroad then power of attorney executed through foreign embassy and adjudicated to be furnished.
  - Only registered GPAs are acceptable. The GPA shall have a clause empowering Power holder to apply for PP to CMDA, gifting of road / OSR / SA / link road (if need be) and schedule of property.
- 7) If applicant is a company, then company resolution authorizing applicant to apply for PP to be furnished.
- 8) As on date legal opinion issued by Government Pleader in prescribed format to be uploaded.

- 9) Upto date Encumbrance Certificate.
- 10) Earlier approved plan / Layout / Subdivision / Layout framework & Plot Regularisation / Site approval.

**B. Proposed Layout Drawing in compliance with TNCDDBR, 2019**

- 1) Site plan showing dimension of the site both as per FMB and as per the site condition distinguishing the difference area by hatching and showing set back from least boundary line.
- 2) Road width to be mentioned on both the ends of the site. If area has to be left towards Street alignment, the same shall be shown correctly.
- 3) The layout plan as per site condition showing all the existing development of the road network adjacent to the site and pro-development properly linked to the existing road network.
- 4) 1% of public purpose area for TNEB and Local Body location to be shown.
- 5) OSR area of 10% to be shown in drawing if the site under reference exceeds 10,000 sq.m.
- 6) Existing HT/LT tower line distances to be clearly shown in the layout plan (if exists).
- 7) Topo plan showing surrounding details of 500m. radius / Google Imager.
- 8) Existing burial / burning ground if any should be shown with clear distance from the site under reference.
- 9) Existing Brick kiln if any within 500m. radius should be shown with clear distance from the site under reference.
- 10) Existing water bodies / channel / canal if any nearby site under reference should be shown with clear distance from the site under reference.

**C. Other documents required:**

- 1) Form A and Form C duly filled and duly signed by the owner and all the professionals.

- 2) Topographical survey sketch indicating site boundary measurement and width of abutting road at equal intervals of 10m with landmarks to a length of 500m either side of the site signed by the Architect.
- 3) Registration Certificate of Architect / Registered Engineer
- 4) Registration Certificate of Registered Developers issued by CMDA.
- 5) Undertaking willing to pay the 10% OSR if the site below 10,000 sq.m.
- 6) Undertaking to accept the conditions put forth in NOCs viz., PWD, Pollution Control Board etc. In the undertaking the letter Nos. of the NOCs are to be specified.
- 7) Undertaking deed to fulfill all provisions under the TNCDBR 2019.
- 8) If the site under reference abuts unformed road or mud road, Road status certificate from Local Body to be furnished.