



TOTAL EXTENT (AS PER DOCUMENT)	: 11655 SQ.M
ROAD AREA	: 4846 SQ.M
PARK AREA	: 703 SQ.M
PUBLIC PURPOSE AREA (1%)	: 69 SQ.M
(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 34 SQ.M)	
(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 35 SQ.M)	
REGULAR PLOTS (1 TO 47)	: 47 Nos.
E.W.S.PLOTS (706 SQ.M) (48 TO 59)	: 12 Nos.
TOTAL NO.OF.PLOTS	: 59 Nos
CONVENIENT SHOP	: 1 No.

NOTE:

1. SPLAY - 1.5M X 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION.
3.

<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> ROAD AREA <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block; background-color: #e0e0e0;"></div> PARK AREA <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block; background-color: #d3d3d3;"></div> PUBLIC PURPOSE AREA -1 <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block; background-color: #c0c0c0;"></div> PUBLIC PURPOSE AREA -2 (RESERVED FOR TANGEDCO)	}	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. 504/2021, DATED:13.1.2021 @ SRO AMBATTUR.
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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 (MA1) DEPARTMENT DATED 31.1.2020 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) IN G.O(Ms) No.18,MAWS DEPARTMENT DATED:04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA1) 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.

(III) TNCDBR - 2019, RULE NO : 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS INRESPECT 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 ELCTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT. COMPETENT AUTHORITY 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 TANGEDCO
- E.W.S
- CONVENIENT SHOP

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.

CONDITION:

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

P.P.D NO : **09**
L.O **2021**

APPROVED

VIDE LETTER NO : **L1 / 4841 / 2020**

DATE : **9 / 02 / 2021**

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



VILLIVAKKAM PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 227, 296/2, 299/1, 2A, 2B, 300/1B2, 2A, 2B, 3, 4, AND 300/5 OF AYAPAKKAM VILLAGE.

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