



TOTAL EXTENT	(AS PER DOC.)	= 18211 Sq.M
ROAD AREA		= 7986 Sq.M
PARK AREA		= 1045 Sq.M
PUBLIC PURPOSE AREA (1%)		= 127 Sq.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 62 Sq.m		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 65 Sq.m		
REGULAR PLOTS (1 TO 61)		= 61 Nos
E.W.S. PLOTS (62 TO 80) 1045 SQ.M		= 19 Nos
NO. OF PLOTS		= 80 Nos
OWNERS USE (1383 Sq.M)		= 1 No.

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.

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

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC.NO: 8726 / 2021, DATED: 29 / 07 / 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 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE NO.41 DATED 31.01.2020
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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 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) 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.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS PLOTS
- 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 : 134
L.O NO : 2021

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0060 / 2021

DATE : 15 / 09 / 2021

OFFICE COPY

**FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY**

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.

ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:224 / 1A1, 1A2, 1B, 2, 3, 4, 6A, & 6B, 225 / 2 AND 226 / 2B & 3A OF OTTIYAMBAKKAM VILLAGE.

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

