



<b>TOTAL EXTENT</b> (AS PER PROPOSED LAYOUT PLAN)	:	<b>16189 SQ.M</b>
<b>ROAD AREA</b>	:	<b>4550 SQ.M</b>
<b>PARK AREA</b>	:	<b>1184 SQ.M</b>
<b>PUBLIC PURPOSE AREA (1%)</b>	:	<b>117 SQ.M</b>
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 60 SQ.M (P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 57 SQ.M</small>		
<b>REGULAR PLOTS (1 TO 89)</b>	:	<b>89 Nos.</b>
<b>E.W.S. PLOTS (1503 SQ.M) (90 TO 115)</b>	:	<b>26 Nos.</b>
<b>TOTAL NO.OF.PLOTS</b>	:	<b>115 Nos.</b>
<b>CONVENIENT SHOP</b>	:	<b>1 No.</b>

**NOTE:**

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

	ROAD AREA	}	WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.2934/2021, DATED: 05.04.2021 @ SRO TAMBARAM.
	PARK AREA		
	PUBLIC PURPOSE - 1		
	PUBLIC PURPOSE - 2		

**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
- EXISTING ROAD
- ROADS GIFTED TO LOCAL BODY
- PARK GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO 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.

**CONDITIONS:**

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

**P.P.D** NO : **77**  
**L.O** **2021**

**APPROVED**

**VIDE LETTER NO : LAYOUT-1/ 0013 / 2021**

**DATE : 28 / 04 / 2021**

**OFFICE COPY**

FOR MEMBER SECRETARY  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



**ST.THOMAS MOUNT PANCHAYAT UNION**

**LAYOUT OF HOUSE SITES IN S.Nos: 58/3A, 3B, 3C, 3D, 83/3, 4, 84/1A, 1B AND 84/2Apt OF VENGAMBAKKAM VILLAGE.**

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