



SITE EXTENT (AS PER PATT)	= 17725 SQ.M
ROAD AREA	= 4457 SQ.M
PARK AREA	= 1335 SQ.M
PUBLIC PURPOSE AREA (1%)	= 137 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) = 69 Sq.m	
PP-2 HANDED OVER TO THE TANGEDCO (0.5%) = 68 Sq.m	
REGULAR PLOTS (1 TO 77)	= 77 Nos.
EWS PLOTS (1404 SQ.M) (78 TO 99)	= 22 Nos.
TOTAL NO. OF PLOTS	= 99 Nos.

NOTE:

- SPLAY- 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
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| | ROAD AREA | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
DOC. NO: 6402 / 2021, DATED: 05/05/2021 @ SRO, SELAIYUR |
| | PARK AREA | |
| | PUBLIC PURPOSE AREA-1 | |
| | PUBLIC PURPOSE AREA-2
(RESERVED FOR TANGEDCO) | |

CONDITIONS :

- (I) TNCDDBR-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) TNCDDBR-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) TNCDDBR-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.
- ⊙ NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK (OSR)
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S

This Planning Permission Issued under New Rule TNCDDBR.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 : **96**
L.O **2021**

APPROVED

VIDE LETTER NO : **L1 / 11309 / 2020**

DATE : **07 / 07 / 2021**

OFFICE COPY

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



ST. THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 249 / 2, 258 / 2B1, 2B2 & 3 AND 259 OF VENGAIVASAL VILLAGE.

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