

TOTAL EXTENT (AS PER PATA)	: 64000 SQ.M
ROAD AREA	: 15760 SQ.M
PARK AREA	: 4851 SQ.M
PUBLIC PURPOSE AREA (1%)	: 487 SQ.M
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY (0.5%) - 240 SQ.M)</small>	
<small>(P.P-2 HANDED OVER TO THE TANGEDCO (0.5%) - 247 SQ.M)</small>	
REGULAR PLOTS (1 TO 109)	: 109 Nos.
E.W.S. PLOTS (4902SQ.M) (110 TO 168)	: 59 Nos.
FLATTED DEVELOPMENT PLOTS (169,170,171)	: 3 Nos.
TOTAL NO.OF.PLOTS	: 171 Nos.
COMMERCIAL SITE	: 1 No.

NOTE:

- SPLAY-1.5MX1.5M,3.0MX3.0M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| <ul style="list-style-type: none"> 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 DOCUMENT NO.16457/2021, DATED:22.12.2021 @ SRO SELAIYUR. |
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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 (MA) 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 (MA) 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 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) THE RESIDENTIAL SWIMMING POOL PROPOSED IN THE LAYOUT SHOULD NOT BE USED FOR COMMERCIAL PURPOSE.

© 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 TANGEDCO
- E.W.S.
- COMMERCIAL
- PORTION OF THE SITE LIES IN AGRICULTURE USE ZONE IS NOT PLOTTED OUT, SINCE RESIDENTIAL ACTIVITIES ARE NOT PERMISSIBLE.



ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 159/2, 160/1A, 1B, 2A, 2B, 4A, 161/1A, 1B, 173/2A, 3, 174/1, 2, 175/1, 2, 176/1, 2A, 2B, 177/2, 187/3A, 188/1, 199/1A, 1B, 1C, 2, 202/6, 7, 203, 204/1, 2, 3, 205/1, 2, 206/2A, 2B, 207/1A, 1B, 2A, 2B, 3A, 3B, 4, 5, 208, 209/1A, 1B, 1C, 2, 3A, 3B, 3C, 3D, 4, 5, 6, 7 & S.No-209/8 OF VENGAIVASAL VILLAGE.

SCALE - 1:300 (ALL MEASUREMENTS ARE IN METRE)

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 L.O NO. 14 2022
APPROVED
 VIDE LETTER NO : L1/7078/2019
 DATE : 09 / 02 / 2022

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

