



SITE EXTENT (AS PER PATTI)	=	25768 SQ.M
ROAD AREA	=	7556 SQ.M
OSR AREA 5516.61 SQ.M (2150.44 + 3366.17 SQ.M)		
ALREADY GIFTED IN THE GIFT DEED		
DOC.NO: 3194, DATED: 13.07.2021		
PUBLIC PURPOSE PROVIDED	=	190 SQ.M
PP-1 GIFTED TO LOCAL BODY (0.5%) = 95.0 Sq.m		
PP-2 GIFTED TO TANGEDCO (0.5%) = 95.0 Sq.m		
REGULAR PLOTS (1 TO 121)	=	121 NOS.
E.W.S. PLOTS (122 TO 149) 1868 SQ.M	=	28 NOS.
NO. OF PLOTS	=	149 NOS.
CONVENIENT SHOP	=	1 No.

NOTE:

- SPLAY - 4.5M x 4.5M, 1.5M x 1.5M
- MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
- ROAD AREA
 - PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
 - PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO: 7075 / 2022, DATED: 09 / 12 / 2022 @ SRO, POONAMALLEE

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.

⊗ 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
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- E.W.S PLOTS
- CONVENIENT SHOP

CONDITIONS:

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

P.P.D NO: **189**
L.O **2022**

APPROVED

VIDE LETTER NO : LAYOUT-1 / 0183 / 2021
 DATE : 20 / 12 / 2022

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.

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FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



THIRUMAZHISAI TOWN PANCHAYAT

LAYOUT OF HOUSE SITES IN S.Nos: 65 / 2A, 3A1, 4, 5A & 6A, 81 / 1A2 & 32 AND 82 / 3B INCLUDING A FUTURE PLOTTING IN APPROVED LAYOUT P.P.D / L.O.No: 38 / 2016 LIES IN S.No.78 / 102 AND COMMERCIAL SITE & RESIDENTIAL PLOT NO.1 IN APPROVED LAYOUT P.P.D / L.O.No: 120 / 2020 LIES IN S.Nos.70 / 1B1 & 4A2 OF NEDUNCHERI VILLAGE. (CHEMBARAMBAKKAM VILLAGE AS PER REVENUE RECORDS)

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