

TOTAL EXTENT (AS ON SITE)	:	43097 SQ.M
ROAD AREA	:	12654 SQ.M
PARK AREA	:	3060 SQ.M
PUBLIC PURPOSE AREA (1%)	:	308 SQ.M
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 154 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 154 SQ.M)</small>		
REGULAR PLOTS (1 TO 215)	:	215 Nos.
E.W.S. PLOTS (3105 SQ.M) (216 TO 259)	:	44 Nos.
TOTAL No.OF.PLOTS	:	259 Nos.
COMMERCIAL SITE	:	1 No.

NOTE:
1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3.

ROAD AREA	} WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT No.2616/2023, DATED:29.03.2023, @ SRO THIRUVOTTIYUR.
PARK AREA	
PUBLIC PURPOSE AREA-1	
PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)	

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 31.1.2020 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)
THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(II) 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.

(III) THE NOC FROM SOUTHERN RAILWAY VIDE LETTER NO.W.280/M/NOC/VGN HOMES PVT. LTD
1. Local Town planning authority should ensure adequate authenticated public access not through Railway land as per their Town Planning norms before granting final building permit to the proposed building.
2.No structure (Kuchcha/pucca) should be constructed in the OSR area without the permission of Railways.
3.No tall trees will be allowed to be planted/grown in between the proposed development area and the nearest Railway Boundary.
4.There should not be major construction activities towards the railway boundary over and above the drawing shared to Railways for the purpose of obtaining Railway NOC.
5.The septic tank and dispersion trench if any proposed should be located sufficiently (i.e) about ten meters away from the railway's compound wall/railway boundary line so that the effluent water does not enter into the railway premises.
6.The terms and conditions mentioned vide letter No.W.280/5 dated 26.12.02, should be strictly followed.
7.In the event of Railway acquiring partly land for Railway developmental works in future, no compensation will be given to the structures erected by the party.
8.Applicant should construct a pucca compound wall 2m high without opening to railways side through your boundary at its cost in view of Applicant safety and to avoid future encroachment, while constructing boundary wall, applicant have to inform this office to ensure distance from the railway boundary as marked in DRG No.DM/TVT/133.
9.Railway reserve the right to supervise/inspect during the construction stages as well as during life time of the building and in perpetuity to ensure that building/basement do not affect any danger to safety of the Trains.
10.In case any refuse is dumped by the party into the Railway land, they will have to pay necessary charge for cleaning the same and an additional fine of Rs.10000/- each time a notice is issued to them.
11.Any tree planted along the Railway boundary is liable to be cut fully or partially for safe working of Railways in terms of para 14 of Railway act1989, without any compensation.
12.Near Railway boundary, trees likely to grow more than 10m distance from nearest track whichever is less should not be planted.
13.After completion of the proposal the Completion plan shall be submitted to this office for reference and record.

(IV) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE
● 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
 - EWS
 - COMMERCIAL

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 NO : **90**
L/O **2023**
APPROVED
VIDE LETTER NO : LAYOUT-1 /12420 / 2022
DATE : 31 / 03 / 2023

OFFICE COPY
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



GREATER CHENNAI CORPORATION

LAYOUT OF HOUSE SITES IN T.S.NO:1pt (OLD S.Nos. 250/1,2 , 252/1,2 , 253/1,2,3 & TSLR S.Nos.148/5,152/3,152/4pt) WARD NO.C, BLOCK NO.7 OF ERNAVOOR VILLAGE.

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

