



SITE EXTENT (AS PER PATTA)	:	40100 SQ.M
ROAD AREA	:	11253 SQ.M
PARK AREA	:	4380 SQ.M
PUBLIC PURPOSE AREA (1%)	:	453 SQ.M
<small>(P.P-1 HANDED OVER TO THE LOCAL BODY 0.5% AREA : 365.0 SQ.M) (P.P-2 HANDED OVER TO THE TANGEDCO 0.5% AREA : 168.0 SQ.M)</small>		
REGULAR PLOTS (1 TO 218)	:	218 Nos.
EWS PLOTS (3747 SQ.M) (219 TO 280)	:	62 Nos.
TOTAL NO.OF.PLOTS	:	280 Nos.

- NOTE:**
- SPLAY-1.5MX1.5M
 - MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
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| ROAD AREA | WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED |
| PARK AREA | DOCUMENT NO: 9787/2024, DATED: 22.07.2024, @ SRO REDHILLS. |
| PUBLIC PURPOSE AREA-1 | |
| PUBLIC PURPOSE AREA-2 | (RESERVED FOR TANGEDCO) |

CONDITIONS:

(I) 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 (MAI) 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.

(II) 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.

(III) THE FOLLOWING CONDITIONS OF INDIAN OIL CORPORATION LIMITED, SOUTHERN REGION PIPE LINES, CHENNAI PUMP STATION, MANALI, CHENNAI-68. SRPL/MAN/ML/23-24/25-9
 (i) Permission for Green Park/OSR (no other structure is allowed) in S.Nos:75/1,68/2B,68/2A & 68/1A2.
 (ii) Existing Road mentioned in layout, the width of 9M in survey No: 74/1A for temporary Paver Block Road crossing across IOCL Row only at one location.
 (iii) No permanent structures to be allowed in IOCL 18-meter RoW width.
 (iv) The entire pipeline IOCL Row area (18-meter width) shall not be permitted for laying any utilities such as drains, drinking water pipelines, sewage pipes, Power cables, Telecom Cables, OPC, EB poles etc. at any time without taking permission from IOCL. Further, it has been observed that a park has been indicated all along IOCL's Row in S.Nos: 75/1,68/2B,68/2A & 68/1A2, by the applicant in the layout sketch submitted by the applicant.
 The applicant may please be conveyed that they should not plant any deep rooted trees (More than 1 meter) in that area and based on requirement, the park in RoW would be removed /disturbed whenever there is a requirement for pipeline maintenance like coating works, TLP installation, ROW markers installation etc and laying of any new pipeline.
 In view of the above, you are requested to consider giving permission for Layout out site near IOCL's CTMPL pipeline Row, only if the all the conditions are adhered to. The Map of the location indicating our pipeline Row (highlighted)

(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
 - PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 - PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
 - PARK GIFTED TO LOCAL BODY
 - EWS

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

P.P.D NO : 173
L.O 2024

APPROVED
 VIDE LETTER NO : LAYOUT-1 / 0343 / 2023
 DATE : 5 / 08 / 2024

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.

OFFICE COPY
 FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



SHOLAVARAM PANCHAYAT UNION
LAYOUT OF HOUSE SITES IN S.Nos: 61/3A2B, 68/1A2, 1B, 2A, 2B, 2C, 75/1 & 75/2 OF KUMMANUR VILLAGE.
 SCALE - 1:800 (ALL MEASUREMENTS ARE IN METRE)