

TOTAL EXTENT (AS PER DOCUMENT)	:	4330 SQ.M
ROAD AREA (25%)	:	1085 SQ.M
PLOTTABLE AREA (75%)	:	3245 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	245 SQ.M
10% OSR CHARGES REQUIRED	:	25 SQ.M
OSR CHARGES TO BE COLLECTED	:	25 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	32 SQ.M
PUBLIC PURPOSE PROVIDED	:	36 SQ.M

(PUBLIC PURPOSE AREA-1 : 18.9 SQ.M)
(PUBLIC PURPOSE AREA-2 : 18.9 SQ.M)

No.OF.PLOTS : 32 Nos.

NOTE:

1. SPLAY-1.5Mx1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. TO REFER FINAL LETTER

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 (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 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
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2

APPROVAL CONDITION:
THE LAYOUT/SUB-DIVISION APPROVAL IS VALID
SUBJECT TO OBTAINING SANCTION FROM THE
LOCAL BODY CONCERNED

SCALE : 1:800



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

Signature valid
Digitally Signed by
Registered User
Sgn Date: 01.05.2025 11:00:40 AM

For Official Purpose Only (Not to be used for any other purpose)

QR CODE

ST.THOMAS MOUNT PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos.20/4, 20/5A, 20/6B, 20/7 & 20/8 OF KASBAPURAM VILLAGE.

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

Applicable (Current / Outgoing / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

Signature valid
Signed by Village Panchayat
President
Date: 2025.05.01 16:37:37