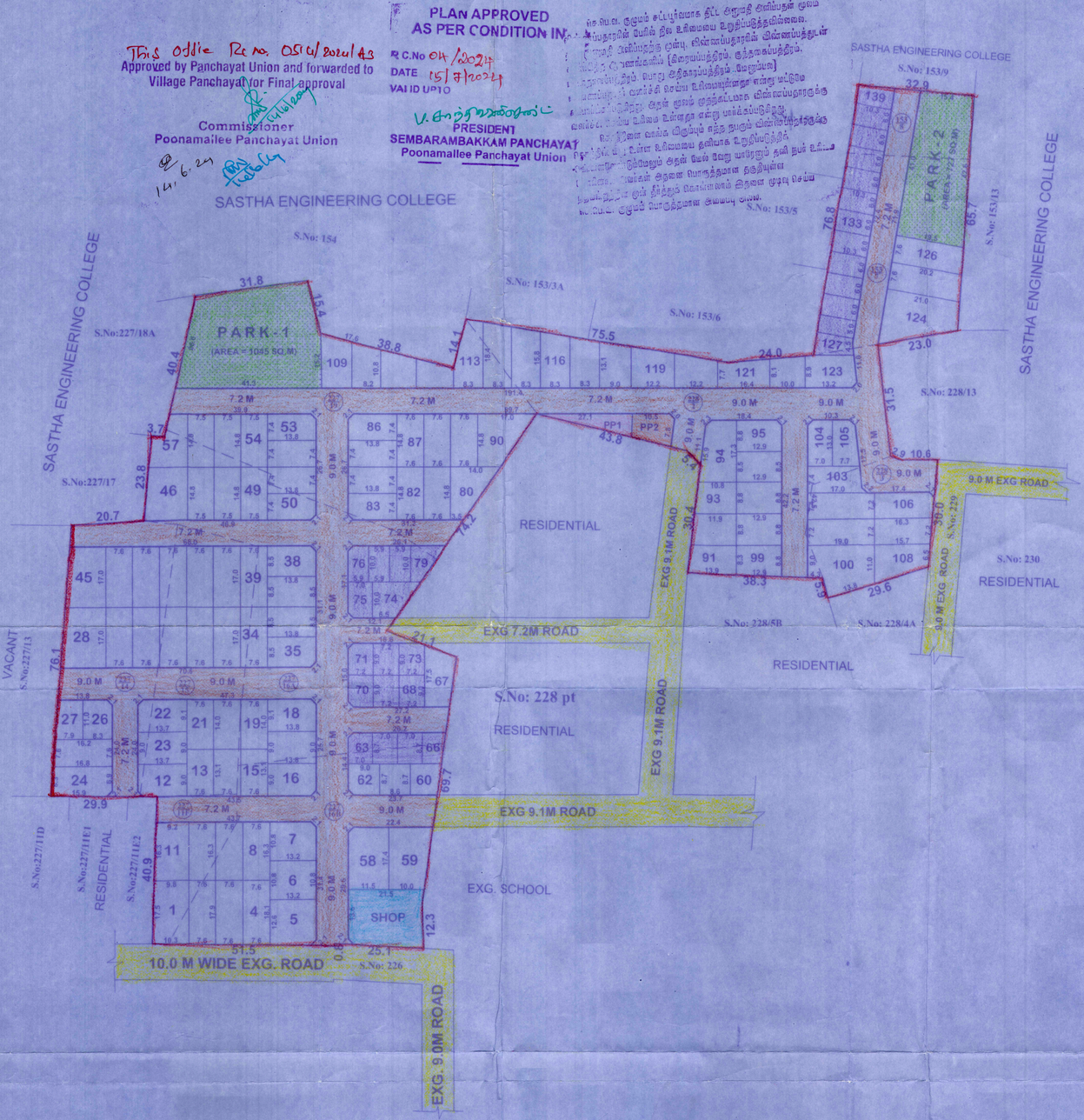
FILE NO: LAYOUT-1 / 0138 / 2023

This Office Ref.No. 0514/2024/A3
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

PLAN APPROVED AS PER CONDITION IN
R.C.No 04/2024
DATE 15/7/2024
VALID UPTO

PRESIDENT
SEMBARAMBAKKAM PANCHAYAT
Poonamallee Panchayat Union



SITE EXTENT (AS PER PATTA)	=	24344 SQ.M
ROAD AREA	=	6628 SQ.M
PARK AREA (PARK - 1 & 2)	=	1772 SQ.M
PUBLIC PURPOSE PROVIDED	=	180 SQ.M
P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 89.0 SQ.M)		
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 91.0 SQ.M)		
EWS PROVIDED	=	1818 SQ.M
TOTAL NO. OF PLOTS	=	139 NOS
REGULAR PLOTS (1 TO 62, 67, 80 TO 126)	=	110 NOS
EWS PLOTS (63 TO 66, 68 TO 79, 127 TO 139) (1818 SQ.M)	=	29 NOS
SHOP SITE	=	1 NO

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PARK 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: 745/ 2024, DATED: 08.02.2024 @ 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.

(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.

LEGEND

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- EWS AREA
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- SHOP SITE

For FIRST STEP Partner

For FIRST STEP Partner

OWNER'S SIGNATURE

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

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.

S.VENKATACHALAM, B.Tech. (Civil)
Registered Engineer Grade-II (RE)
CMDA Regd.No. RE/II/2022/08724.
No.2/27, G2, Nehru Colony, 18th Street,
Pazhavanthangal, Chennai - 600 061.
Mobile: +91 98400 59043

LICENSED SURVEYOR

Planning Permit No. 15752 Dated: 14/2/2024
P.P.D / L.O No: 30/2024
APPROVED
VIDE LETTER No.: Layout-1/0138/2023
DATED :
14/02/2024
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

POONAMALLEE PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 153 / 7, 8, 227 / 11F, 14, 15, 16A, 16B, 19, AND 228 / 2, 3 OF CHEMBARAMBAKKAM VILLAGE.

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