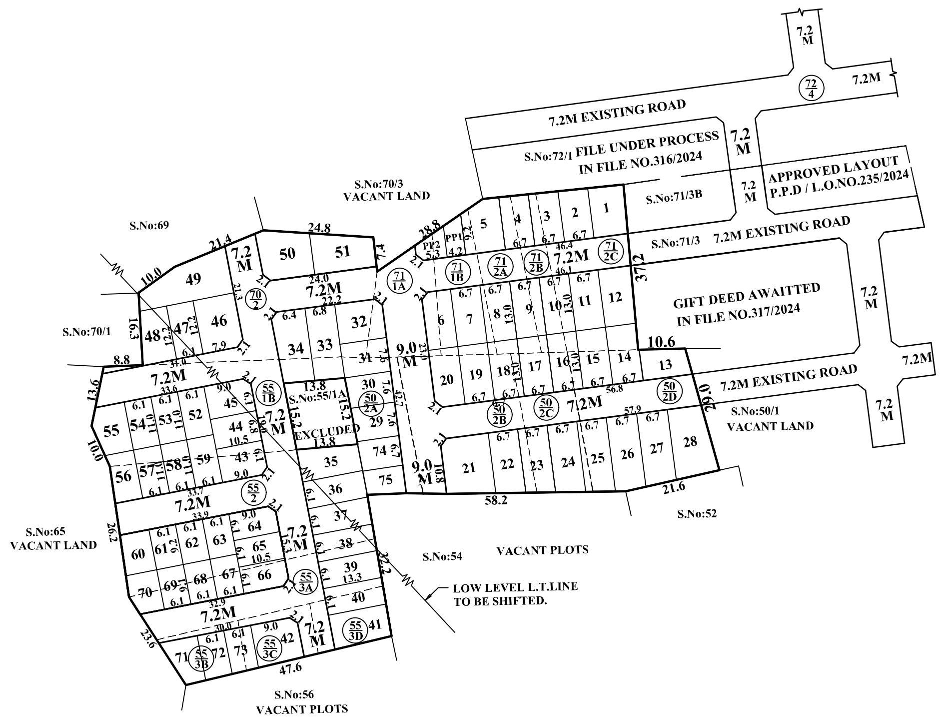
FILE NO.LAYOUT-1/0334/ 2024

TOTAL EXTENT (AS PER PATTA)	:	9712 SQ.M
ROAD AREA (29%)	:	2865 SQ.M
PLOTTABLE AREA (71%)	:	6847 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	3847 SQ.M
10% OSR CHARGES REQUIRED	:	385 SQ.M
OSR CHARGES TO BE COLLECTED	:	385 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	68 SQ.M
PUBLIC PURPOSE PROVIDED	:	70 SQ.M
(PUBLIC PURPOSE AREA-1 : 34.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 36.0 SQ.M)		
REGULAR PLOTS (1 TO 51)	:	51 Nos.
E.W.S.PLOTS (1507 SQ.M) (52 TO 75)	:	24 Nos.
TOTAL No.OF.PLOTS	:	75 Nos.

NOTE:

1. SPLAY-1.5MX1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSION
3. ROAD AREA / PUBLIC PURPOSE AREA-1 / PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO) } 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,(MA1)DEPARTMENT DATED:31.1.2020 AND PUBLISHED IN TNGG ISSUE NO.41, DATED:31.1.2020

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) 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.

(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 IN EVERY PLOT

LEGEND :

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD
- PUBLIC PURPOSE-1
- PUBLIC PURPOSE-2
- EWS

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

PUZHAL PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 50/2A, 2B, 2C, 2D, 55/1B, 2, 3A, 3B, 3C, 3D, 70/2, 71/1A, 1B, 2A, 2B & 71/2C OF SIRUGAVOOR VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
Layout Division.

Signature valid

Signed by Village Panchayat President
Location:Tiruvallur
Date:2025.06.27 19:11:27

Applicants (Owner / Developer / Power of Attorney)

QR CODE

ISO_A2_(594.00_x_420.00_MM)

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