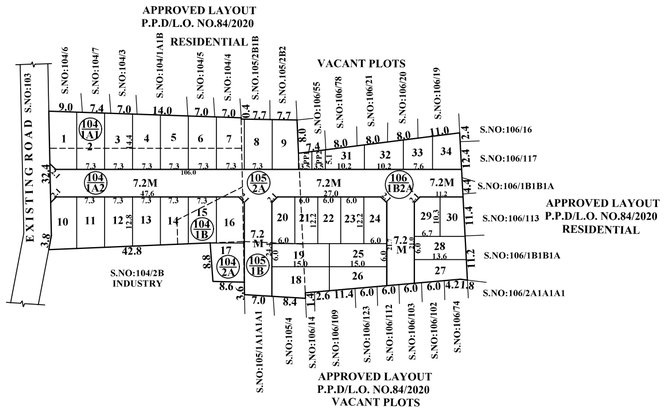


TOTAL EXTENT (AS PER PATTA)	**: 4316 SQ.M**
ROAD AREA (26%)	**: 1130 SQ.M**
PLOTTABLE AREA (74%)	**: 3186 SQ.M**
OSR EXEMPTED UP TO	**: 3000 SQ.M**
BALANCE AREA	**: 186 SQ.M**
10% OSR CHARGES REQUIRED	**: 19 SQ.M**
OSR CHARGES TO BE COLLECTED	**: 19 SQ.M**
1% PUBLIC PURPOSE REQUIRED	**: 32 SQ.M**
PUBLIC PURPOSE PROVIDED	**: 32 SQ.M**

(PUBLIC PURPOSE AREA-1 : 15.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 17.0 SQ.M)

REGULAR PLOTS (1 TO 30)	**: 30 Nos.**
E.W.S.PLOTS (260 SQ.M) (31 TO 34)	**: 4 Nos.**
TOTAL No.OF.PLOTS	**: 34 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) THE FOLLOWING CONDITIONS OF PWD VIDE THE CE,WRD,CHENNAI REGION, CHEPAUK , CHENNAI -5. LETTER NO.DB / T5(3) / F- I- PIDARITHANGAL VILLAGE - II / 2020 / M /27.07.2020, ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. The process of earth filling and compaction should be done in layers of not more than 0.30 metre depth to achieve the required degree of compaction and the applicant land should be raised to a level of (+) 25.200 (i.e 0.60m above the existing road level of (+)25.200m abutting the proposed site).

2. The all round pavement level during construction within the site should not be less than of (+) 25.200m. The applicant should provide all round and interior storm water drainage network, so that the ultimate disposal of storm water should be discharged to the nearest natural storm water channel/drains.

3. The applicant should take protective measures to avoid entry of Storm Water from the Road.

4. The sewage and sullage water should not be let in the channel and necessary sewage treatment plant arrangements should be constructed as per Pollution Control Board Norms at proposed site by promoter.

5. The applicant should provide adequate rain water harvesting arrangements in the site at his own cost.

6. The applicant should make his own arrangements to collect the debris & garbages within the premises and has to be disposed off as per existing norms of Tamil Nadu Pollution Control Board and other department concerned and it should not be dumped in the nearby water bodies.

7. The applicant should not encroach into adjacent Channel land and clearly demarcate the boundaries before starting developmental activities.

8. The applicant should abide by the rules and regulations of the PWD/WRD from time to time.

9. The permission granted to the applicant should not be altered/modified/changed to any others.

Failing to comply with any of the above conditions, PWD/ WRD reserves the rights to withdraw the report on Inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever.

(II) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.DB/T5(3) / F- I - PIDARITHANGAL VILLAGE - II / 2020 /M/ DATED: 27.07.2020, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANTION AND RELEASE OF THE LAYOUT.

(III)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.

(III)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.

(IV) TNCDBR 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.

(V) 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

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos:104/1A1A, 104/1A2, 104/1B, 104/2A, 105/1B, 105/2A & 106/1B2A OF PIDARITHANGAL VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid.

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

QR CODE

Signature Not Verified
Signed by: Village Panchayat President
Location:Tiruvallur
2025.11.19 15:01:03

Applicants (Owner / Developer / Power of Attorney)

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 2015.

Signature valid.
Digitally Signed by
Architect: Sasikala Devi
Sign Date: 10/23/2025 3:11:14 PM

STRUCTURE SIGN

ARCHITECT SIGN

ISO_A1_(841.00_x_594.00_MM)

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