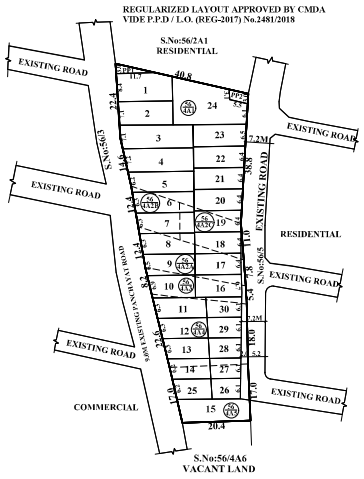
FILE NO.LAYOUT-1/0048/2025

TOTAL EXTENT (AS PER PATTA)	:	3250 SQ.M
ROAD AREA (2%)	:	78 SQ.M
PLOTTABLE AREA (98%)	:	3172 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	172 SQ.M
10% OSR CHARGES REQUIRED	:	17 SQ.M
OSR CHARGES TO BE COLLECTED	:	17 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	32 SQ.M
PUBLIC PURPOSE PROVIDED	:	34 SQ.M
(PUBLIC PURPOSE AREA-1 : 17.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 17.0 SQ.M)		
REGULAR PLOTS (1 TO 24)	:	24 Nos.
E.W.S.PLOTS (360 SQ.M) (25 TO 30)	:	6 Nos.
TOTAL No.OF.PLOTS	:	30 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, MAWS (MA1 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 BEOFRE 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:56/4A1, 56/4A2A, 56/4A2B, 56/4A2C, 56/4A3, 56/4A4 & 56/4A5 OF LAYON GRANT VILLAGE (GRANT LYON AS PER PATTA)

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature Not Verified

Signature Not Verified
Digitally Signed by
Registered Engineer Grade II: Alfin Jacob
Sign Date: 05/20/2025 4:02:22 PM

Signature valid
Applicants | Owner / Developer / Power of Attorney Holder | Planner / Architect
President
Location:
Date:2025/05/20 17:19:36

For [Deputy Planner / Chief Planner / Member-Secretary]
Layout Division

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