FILE NO L1-0209-2025

GROUP DEVELOPMENTS
RESIDENTIAL STILT+8 FLOORS



TOTAL EXTENT (AS PER DOCUMENT)	:	**4540 SQ.M**
ROAD AREA (30%)	:	**1357 SQ.M**
PLOTTABLE AREA (70%)	:	**3183 SQ.M**
OSR EXEMPTED UP TO	:	**3000 SQ.M**
BALANCE AREA	:	**183 SQ.M**
10%OSR CHARGES REQUIRED	:	**18 SQ.M**
OSR CHARGES TO BE COLLECTED	:	**18 SQ.M**
1% PUBLIC PURPOSE REQUIRED	:	**32 SQ.M**
PUBLIC PURPOSE PROVIDED	:	**36 SQ.M**
(PUBLIC PURPOSE AREA-1 : 18.0 SQ.M)		
(PUBLIC PURPOSE AREA-2 : 18.0 SQ.M)		
NO.OF. PLOTS	:	**31 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
   (BOTH TO BE HANDED OVER) } 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 TNGO 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 TANSEDCO 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 (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

KATTANKULATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 99/1A1A2, 99/1A1A3, 99/1A2, 99/1A3, 99/1B2, 99/1B3, 99/1C1, 99/1C2, 99/1D, 99/1E1A, 99/1E1B, 99/1E1C2, 99/1E1C3, 99/12, 99/15 & 99/16 OF KULAPAKKAM VILLAGE.

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

SCALE 1:800

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid

Signature valid

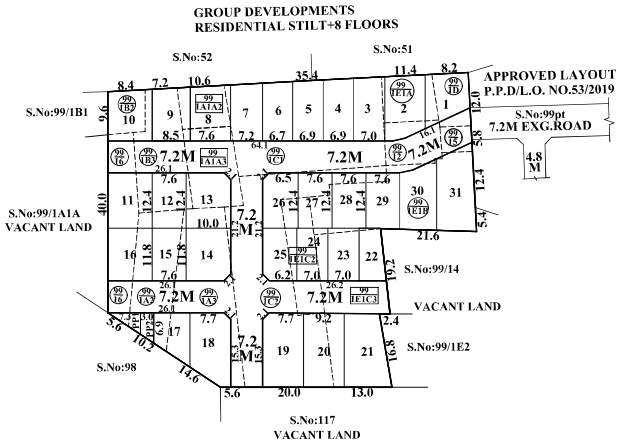
Applicant's (Owner / Developer / Power of Attorney)

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

Scanned with OKEN Scanner
Scanned with OKEN Scanner
Scanned with OKEN Scanner

FILE NO.L1-0209-2025



TOTAL EXTENT	**(AS PER DOCUMENT)**	**: 4540 SQ.M**
ROAD AREA	**(30%)**	**: 1357 SQ.M**
PLOTTABLE AREA	**(70%)**	**: 3183 SQ.M**
OSR EXEMPTED UP TO		**: 3000 SQ.M**
BALANCE AREA		**: 183 SQ.M**
10%OSR CHARGES REQUIRED		**: 18 SQ.M**
OSR CHARGES TO BE COLLECTED		**: 18 SQ.M**
1% PUBLIC PURPOSE REQUIRED		**: 32 SQ.M**
PUBLIC PURPOSE PROVIDED		**: 36 SQ.M**

(PUBLIC PURPOSE AREA-1 : 18.0 SQ.M)
(PUBLIC PURPOSE AREA-2 : 18.0 SQ.M)

NO.OF. PLOTS : 31 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 (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

KATTANKULATHUR PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 99/1A1A2, 99/1A1A3, 99/1A2, 99/1A3, 99/1B2, 99/1B3, 99/1C1, 99/1C2, 99/1D, 99/1E1A, 99/1E1B, 99/1E1C2, 99/1E1C3, 99/12, 99/15 & 99/16 OF KULAPAKKAM 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

Signature valid
Digitally Signed by:-
Registered Engineer Grade II:
R.BHUVANESHWARI
Sign Date: 09/03/2025 3:43:01 PM

Applicants (Owner / Developer / Power of Attorney)

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