உள்ளாட்சி மன்றப் படி

This office Memo. No. 1146/2024/A2
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

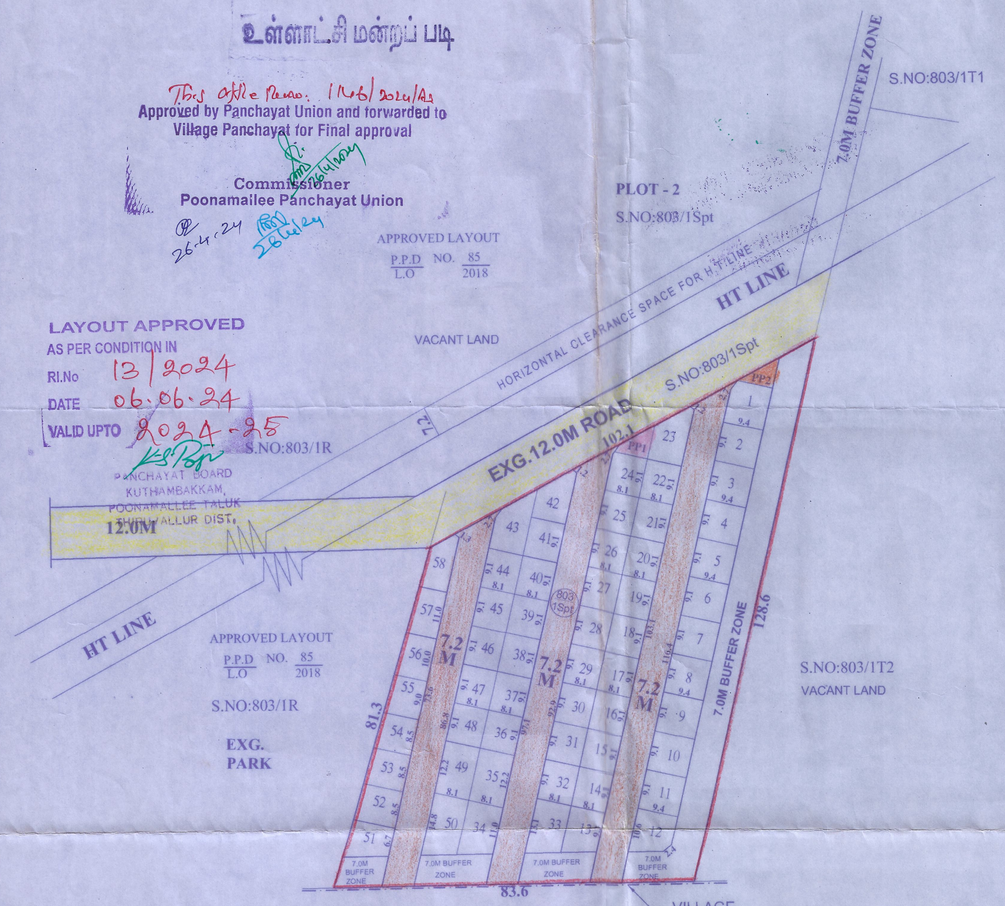
Commissioner
Poonamallee Panchayat Union

26.4.24

APPROVED LAYOUT
P.P.D / L.O NO. 85/2018

LAYOUT APPROVED
AS PER CONDITION IN
RI.No 13/2024
DATE 06.06.24
VALID UPTO 2024-25

PANCHAYAT BOARD
KUTHAMBAKKAM,
POONAMALLEE TALUK
THIRUVALLUR DIST.



FILE NO: LAYOUT-1 / 0274 / 2023

SITE EXTENT (AS ON SITE)	:	8163 SQ.M
ROAD AREA	:	2181 SQ.M
PUBLC PURPOSE PROVIDED(1%)	:	67 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%): 35.0 SQ.M		
PP-2 HANDED OVER TO THE TANGEDCO (0.5%): 32.0 SQ.M		
NO. OF PLOTS	:	58 NOS.

NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1 (0.5%)
   PUBLIC PURPOSE-2 (0.5%) (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC.NO:3356/2024, DATED:07.03.2024 @ SRO, AVADI.

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 (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
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)

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.

For SHANBAGAM ESTATE PVT LTD
Authorised Signatory
OWNER SIGNATURE

Er. B. ALFIN JACOB, B.E.,
REGD. ENGINEER, GR-III
(CMDA Regd. No. RE/Gr-III/19/4/033)
No. 15, West Koovam River Road,
Chintadripet, Chennai-600 002.
Mob: 7806883007,
LICENSED SURVEYOR

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

Planning Permit No. 15785 Dated: 25/03/2024
P.P.D / L.O No: 63/2024
APPROVED
VIDE LETTER No.: Layout-1/0274/2023
DATED :
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
CMDA

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN AT PLOT No.1 LYING IN CMDA APPROVED LAYOUT PPD/LO. 85/2018 COMPRISED IN S.Nos: 803 / 1Spt OF KUTHAMBAKKAM VILLAGE.

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