FILE NO: LAYOUT-1 / 0248 / 2021

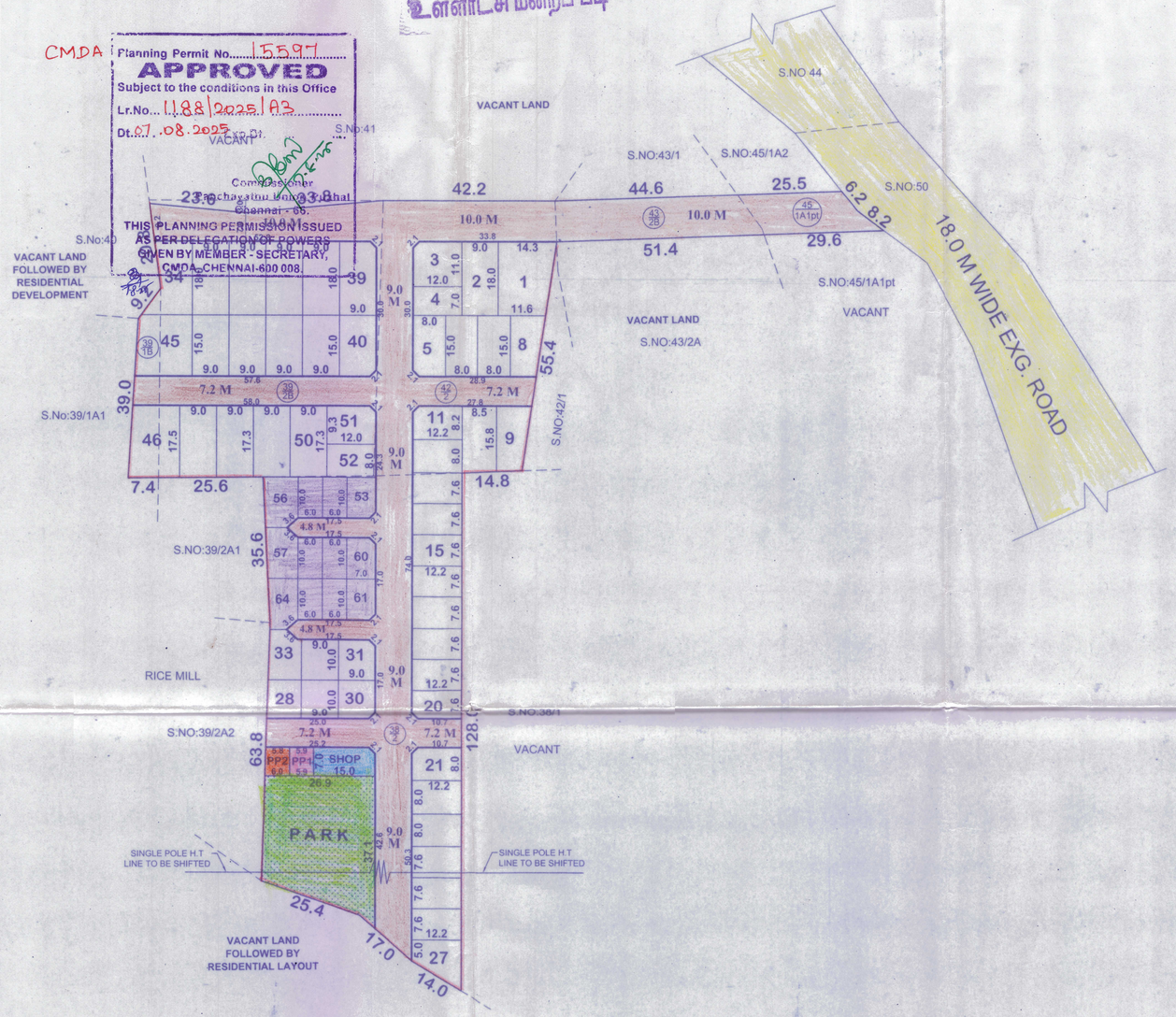
உள்ளாட்சி மன்றப் படி

CMDA

Planning Permit No. 15597
APPROVED
Subject to the conditions in this Office
Lr.No. 1188/2025/A3
Dt. 07.08.2025

Commissioner
Panchayatu Union Puzhal
Chennai - 66.

THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER - SECRETARY, CMDA, CHENNAI-600 008.



SITE EXTENT	(AS PER DOCUMENT)	= 12525 SQ.M
ROAD AREA		= 4320 SQ.M
PARK AREA		= 834 SQ.M
PUBLIC PURPOSE PROVIDED		= 82 SQ.M
P.P - 1 HANDED OVER TO THE LOCAL BODY (0.5% AREA : 41.0 SQ.M)		
P.P - 2 HANDED OVER TO THE TANGEDCO (0.5% AREA : 41.0 SQ.M)		
EWS PROVIDED		= 840 SQ.M
REGULAR PLOTS	(1 TO 52)	= 52 NOS
EWS PLOTS	(53 TO 64) (840 SQ.M)	= 12 NOS
TOTAL NO. OF PLOTS		= 64 NOS
SHOP SITE		= 1 NO

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PARK AREA
   PUBLIC PURPOSE AREA-1 (RESERVED FOR LOCAL BODY)
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)

   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOC. NO: 16531/ 2023, DATED: 04.11.2023 @ SRO, REDHILLS

CONDITIONS :

(I) TNCDBR-2019, RULE NO: 47 (9) & AMENDMENTS PUBLISHED IN TNGG ISSUE NO.41 DATED 31.01.2020

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THESE 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.

(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.

LEGEND:

- SITE BOUNDARY
- ROAD GIFTED TO LOCAL BODY
- EXISTING ROAD
- PARK GIFTED TO LOCAL BODY
- EWS AREA
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (FOR TANGEDCO)
- SHOP SITE

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.

OWNER'S SIGNATURE

M. SANKARAN B.E.,
CMDA Registered Engineer
(RG No. RE / Grade-1 / 19/04/138)
No. 3/55, Sembulivaram, Chennai-67.
Cell : 9444162115

LICENSED SURVEYOR

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

Planning Permit No. 15597 Dated: 27/11/2023

P.P.D / L.O No: 278 / 2023

APPROVED

VIDE LETTER No.: Layout-1/0248/2021

DATED : 29/11/2023

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

PUZHAL PANCHAYAT UNION LIMIT

LAYOUT OF HOUSE SITES IN S.Nos: 38 / 2, 39 / 1B & 2B, 42 / 2, 43 / 2B AND 45 / 1A1pt OF PALAVOYAL VILLAGE.

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