FILE NO: LAYOUT-I / 0273 / 2023

SITE EXTENT (AS PER PATTA)	:	1150 SQ.M
ROAD AREA	:	406 SQ.M
PLOTTABLE AREA	:	744 SQ.M
PUBLIC PURPOSE PROVIDED (1&2)	:	26 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.85%)	:	9.0 SQ.M
PP-2 HANDED OVER TO THE TANGEDCO (0.85%)	:	17.0 SQ.M
REGULAR PLOTS (1 TO 5)	:	5 Nos
EWS PLOTS (6 TO 10) (369 SQ.M)	:	5 Nos
TOTAL NO. OF PLOTS	:	10 Nos

Approved by Panchayat Union and/or Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

M/s Vijayanth developers
Private Limited
Layout - 01/2024125 / 18-9-2024

SCHEDULE

1. SPLAY - 12M x 12M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE-1 (0.85%) - WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED
   PUBLIC PURPOSE-2 (0.85%) - DOC.NO.4717/2024, DATED 26.9.2024 & NOC ANNEXED

CONDITIONS

(I) TNCDBR-2019 RULE NO: 47 (5) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.18, MAWS (MA1) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG.EXT I No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE" WITHIN THE ABOVE CITING 0.85% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.85% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019 RULE NO: 47 (5) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.18, MAWS (MA1) DEPARTMENT DATED 31.1.2020 AND PUBLISHED IN TNGG.EXT I 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.

(III) TNCDBR-2019, RULE NO: 47 (11)

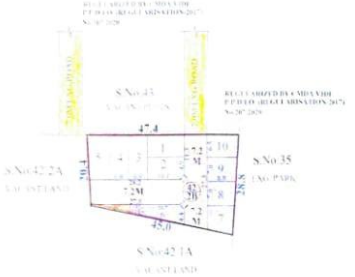
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(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

LEGEND:

- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- EWS
- 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.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

For VIJAYANTH DEVELOPERS PVT.LTD.

Director

OWNER SIGNATURE

P. SARANYA DEVI, B.Arch
REGISTERED ARCHITECT GRADE I
Registration No. CA/2023/155051
Chennai Metropolitan Development Authority
14/10, Nagar Street, Thirumangalam,
Thiruvalleswar[illegible], Chennai-600 040. Mobile: 8015136709

LICENSED SURVEYOR

Planning Permit No. 15805 Dated: 15/10/2024

P.P.D L.O No: 83 2024

APPROVED

VIDE LETTER No. Layout-I/0273/2023

DATED :

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

CMDA

POONAMALLEE PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.No:42/2B OF KARUNAKARACHERI VILLAGE.

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