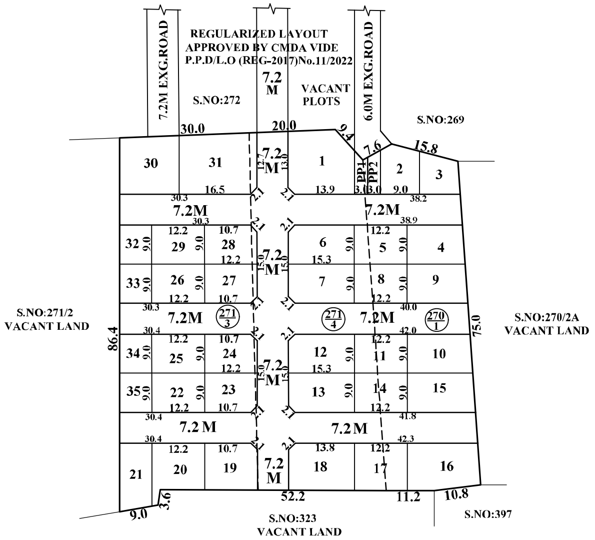
FILE NO.L1-0126-2025



TOTAL EXTENT (AS PER PATTA)	:	6350 SQ.M
ROAD AREA (35%)	:	2199 SQ.M
PLOTTABLE AREA (65%)	:	4151 SQ.M
OSR EXEMPTED UP TO	:	3000 SQ.M
BALANCE AREA	:	1151 SQ.M
10% OSR CHARGES REQUIRED	:	115 SQ.M
OSR CHARGES TO BE COLLECTED	:	115 SQ.M
1% PUBLIC PURPOSE REQUIRED	:	42 SQ.M
PUBLIC PURPOSE PROVIDED	:	54 SQ.M
(PUBLIC PURPOSE AREA-1 : 26.0 SQ.M) (PUBLIC PURPOSE AREA-2 : 28.0 SQ.M)		
REGULAR PLOTS (1 TO 31)	:	31 Nos.
E.W.S. PLOTS (268 SQ.M) (32 TO 35)	:	4 Nos.
TOTAL No.OF.PLOTS	:	35 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 (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 (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 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 VALIDSUBJECT TO OBTAINING SANCTIONFROM THE LOCAL BODY CONCERNED

SHOLAVARAM PANCHAYAT UNION

LAYOUT OF HOUSE SITES IN S.Nos: 270/1, 271/3 & 271/4 OF PERUNGAVUR 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

For (Deputy Planner / Chief Planner / Member-Secretary) Layout Division.

Applicants (Owner / Developer / Power of Attorney)

Signature valid
Signed by Village Panchayat President
Location: Tiruvallur
Date 2025.10.09 14:56:28

QR CODE

ISO_A2_(594.00_x_420.00_MM)

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