திருவேற்காடு நகராட்சி

நகரமைப்பு எண். 3983/2024/F1 நாள் : 25.09.2024

இத்துடன் இணைக்கப்பட்டுள்ள வரைபடங்கள் நகராட்சி நிபந்தனைக்குட்பட்டு மனைப் பிரிவு அனுமதி வழங்கப்படுகிறது.

25/9/24

ஆணையாளர்
திருவேற்காடு நகராட்சி

FILE NO: LAYOUT-1/0039/2024

SITE EXTENT	(AS PER DOCUMENT)	:	6838 SQ.M
ROAD		:	1693 SQ.M
PUBLIC PURPOSE PROVIDED (1%)		:	52 SQ.M
PP-1 HANDED OVER TO THE LOCAL BODY (0.5%) :26.0 SQ.M PP-2 HANDED OVER TO THE TANGEDCO (0.5%) :26.0 SQ.M			
NO. OF PLOTS		:	39 Nos

உள்ளாட்சி மன்றப் படி

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:10546/2024, DATED:24.06.2024 @ SRO,KUNDRATHUR.

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

For PATRON FIRST CHOICE DEVELOPERS PVT LTD
Director

For ROYAL LAND & DEVELOPERS PVT. LTD.
Director

For PROSPERA INDUSTRIES Pvt Ltd
OWNER SIGNATURE

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com
LICENSED SURVEYOR

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No. 6912 & etc., 2019 and WMP (MD) Nos. 6912 & etc., 2019.

Planning Permit No. 15858 Dated: 04/07/2024

P.P.D / L.O No: 141/2024

APPROVED

VIDE LETTER No.: Layout-1/0039/2024

DATED :

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

THIRUVERKADU MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.No:80/1E1, 1E2 & 1E3 (OLD S.No.49pt & 50pt) OF NOOMBAL VILLAGE.

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