

SITE EXTENT (AS PER DOCUMENT)	:	2127 SQ.M
ROAD AREA	:	583 SQ.M
PUBLIC PURPOSE PROVIDED (1%)	:	20 SQ.M
70% HANDOVER TO THE LOCAL BODY (N/A) : 4 SQ.M 30% HANDOVER TO THE TANCORP (N/A) : 11.33 SQ.M		
REGULAR PLOTS (1 TO 16)	:	16 Nos
EWS PLOTS (17 TO 18) (117 SQ.M)	:	2 Nos
TOTAL NO. OF PLOTS	:	18 Nos

NOTE:

- NOTE:
1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3.  ROAD AREA
 PUBLIC PURPOSE-1
 PUBLIC PURPOSE-2
[REDACTED] WERE HANDLED OVER TO THE LOCAL BODY VIDE GFT DEED
[REDACTED] DOC NO 13662/2024, DATED 25.07.2024 @ SRO, KUNDRAITHUR
[REDACTED] (ORDERED FOR ENCLOSURE)

CONDITIONS

CONDITIONS:

(C) TNC08-2019 RULE NO. 47 (E) IN G.O.M.A. No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.M.S.No.18, MAWS (MAD) DEPARTMENT DATED 21.01.2020 AND
#180 ISSUED IN TNOG PMS L No.41 DATED 21.01.2020

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 TANGDICO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

THE OWNER OR DEVELOPER OR PROMOTOR SHALL SELL THESE PLOTS ONLY FOR EWS PURPOSES. 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) TNC2000-2019, 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.

(V) 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- FILE TAKING UP DEVELOPMENT IN EVERY PLOT

LEGEND

- LEGEND**
-  SITE BOUNDARY
 -  ROADS GIFTED TO LOCAL BODY
 -  EXISTING ROAD
 - CWS
 -  PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
 -  PUBLIC PURPOSE-2 GIFTED TO LOCAL BODY (PORTANDEDU)

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

Discharge Certificate No. 15342 - Date: 29.07.2024

P.P.D. No: 165

2024
APPROVED

VIDE LETTER No.: Layout-1/0144/2024

DATED

30/7/20

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 006.

LAYOUT OF HOUSE SITES IN S.Nos:193/1A1A2 AND 194/1 OF KOZHUMANIVAKKAM VILLAGE.

SCALE-1:500 (ALL MEASUREMENTS ARE IN METRE)