

AREA STATEMENT

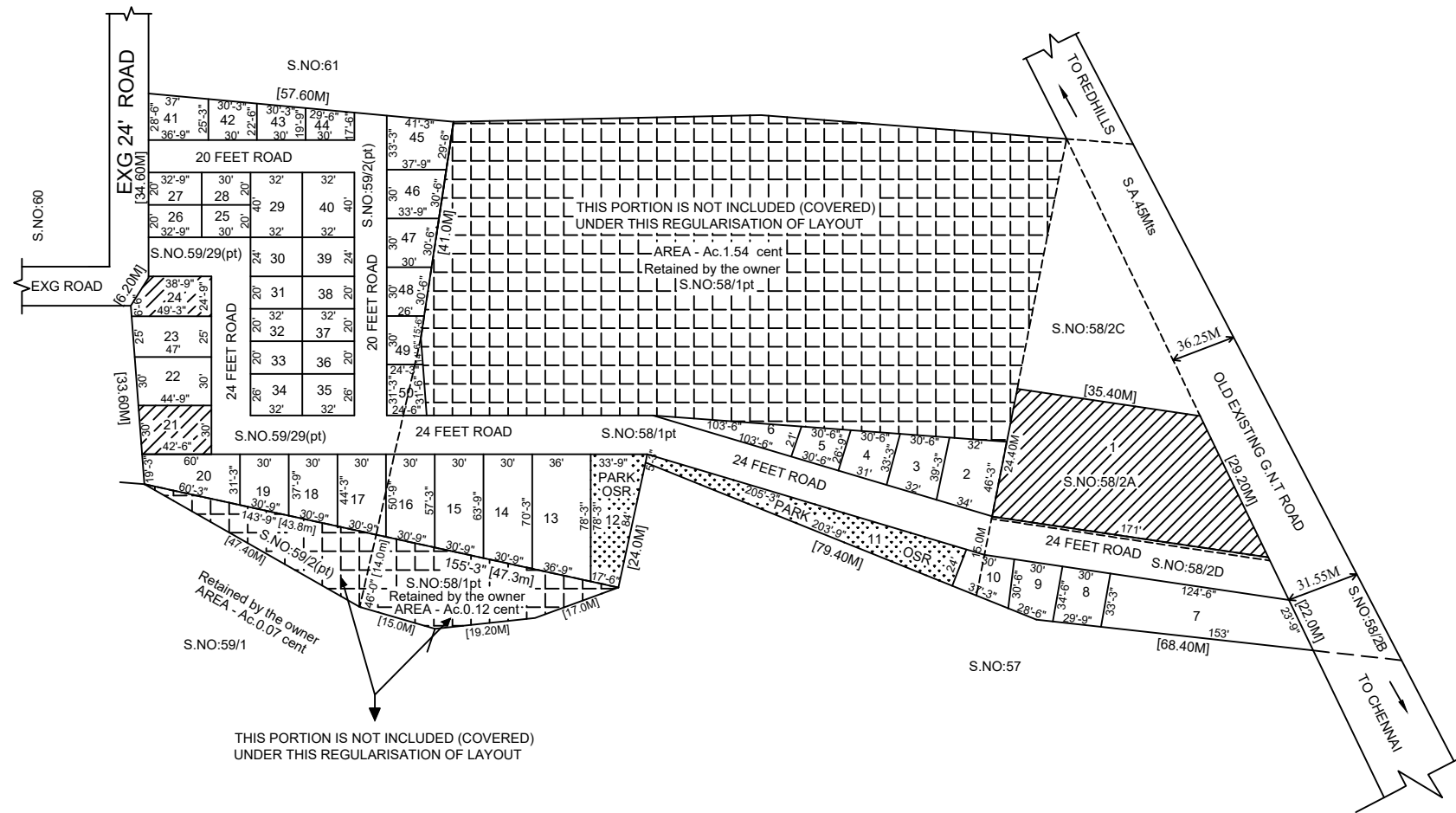
TOTAL EXTENT	:	90169 SQ.FT.
ROAD AREA	:	26151 SQ.FT.
PLOTTABLE AREA	:	64018 SQ.FT.
SOLD OUT AREA	:	13694 SQ.FT.
UNSOLD AREA	:	50324 SQ.FT.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	5032 SQ.FT.
OSR PROVIDED	:	5071 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	45253 SQ.FT.
PLOT NO (11 & 12) RESERVED FOR OSR	:	02 Nos.
SOLD PLOTS	:	03 Nos.
UN SOLD PLOTS	:	45 Nos.
TOTAL NO. OF PLOTS	:	50 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
2. ROAD AREA 26151 SQ.FT. AND PARK AREA 5071 SQ.FT. GIFTED TO THE COMMISSIONER, PUZHAI PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 12431 / 2019 DATED 31.12.2019

CONDITIONS:

- 1) As per G.O.(Ms).No.78 H & UD UD4 (3) department dt. 04.05.2017 and G.O. (Ms). No. 172 H & UD(UD4 (3) dept. dated. 13.10.2017 the individual plot to be regularised separately after approval of lay out framework
- 2) As per this Office No.15/2018 dt.12.12.2018 the In-Principle Layout framework approved. In principle approval for the layout frame work for regularizing individual plots may be considered only with reference to connectivity of layout to the public road and internal road pattern.
- 3) Only those unapproved layouts where a part or full number of plots have been sold through a registered saledeed as on 20 th October 2016 shall be Considered for regularization under these rules.
- 4) As per G.O.(Ms).No.172H & UD (UD4 (3) Dept dt. 13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 5) Plots / Sub-divisions / Layouts shall be regularised under these rules only for "Residential Usage" and subject to connectivity of layout to the public road and internal road pattern, shall be ensured by the local body.
- 6) The Local Body should ensure the layout sketch has transformed into ground as a layout and its existence, and also conformity with the Government orders. The Shape and dimension of the layout framework is based on the sketch furnished by the applicant which was forwarded by the local body to CMDA. Hence any variation in the dimension and extent has to sorted out with respect to the FMB of the site by local body and the applicant.
- 7) Applicant has to comply all the conditions of PWD vide Chief Engineer, Water Resources Department(WRD), Chennai Region, Chepauk, Chennai-600 005, Letter No.DB/T5(3)/F-Thandalkalani Village - I / 2019 / M / 31.07.2019 before issuing of Regularisation of unapproved layout by the Competent Authority(Local Body).



LEGEND

- LAYOUT BOUNDARY
- ROAD
- PARK
- SOLD OUT PLOTS
- UNSOLD PLOTS
- THIS PORTION IS NOT INCLUDED (COVERED) UNDER THIS REGULARISATION OF LAYOUT

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.58/1Pt,2A,2D & 59/2PT AT THANDALKAZHANI VILLAGE OF PUZHAI PANCHAYAT UNION AS PER G.O.(Ms).No.78 H & UD UD4 (3) DEPARTMENT DT.04.05.2017 AND G.O. (Ms). No. 172 H & UD(UD4 (3) dept. dated.13.10.2017

(SCALE : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

P.P.D (Regularisation **NO : 04**
L.O 2017) **2020**

APPROVED

VIDE LETTER NO : Reg.L / 2571/ 2018
DATE : /01/2020

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

