



LEGEND

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS
	EXISTING CHANNEL

AREA STATEMENT

TOTAL EXTENT	:	130680 SQ.FT.
ROAD AREA	:	24216 SQ.FT.
PLOTTABLE AREA	:	106464 SQ.FT.
SOLD OUT AREA	:	95903 SQ.FT.
UNSOLD AREA	:	10561 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	1056 SQ.FT.
OSR PROVIDED	:	1110 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	9451 SQ.FT.
PLOT NO'S (63) RESERVD FOR OSR	:	01 Nos.
SOLD PLOTS	:	54 Nos.
UN SOLD PLOTS	:	15 Nos.
TOTAL NO. OF PLOTS	:	70 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 24216 SQ.FT. AND PARK AREA 1110 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, KUNDRATHUR TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO.18248 / 2020 DATED 31.12.2020.

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) 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.
- 4) 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.
- 5) The EO, Kundrathur Town Panchayat has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/ T5(3) / F- 0010494- Kundrathur/ 2019 / 20.12.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation layout.
- 6) Regularisation of unapproved layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned.

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.322/2, 343, 344 & 346/2B OF KUNDRATHUR VILLAGE, KUNDRATHUR TOWN PANCHAYAT 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 : NOT TO SCALE)

P.P.D (Regularisation NO : 09 / 2021)
L.O (2017)

APPROVED

VIDE LETTER NO : Reg.L / 14668 / 2018

DATE : 11 / 01 / 2021

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DEVELOPMENT AUTHORITY

