

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.172, 173/2 & 179PT OF MANGADU VILLAGE, MANGADU 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)

AREA STATEMENT

TOTAL EXTENT : 131551 SQ.FT.

ROAD AREA 30909 SQ.FT.

PLOTTABLE AREA 100642 SQ.FT.

SOLD OUT AREA 84459 SQ.FT.

UNSOLD AREA 16183 SQ.FT.

10% OF UN SOLD PLOTS

AREA REQUIRED FOR OSR 1618 SQ.FT.

OSR PROVIDED 1674 SQ.FT.

UNSOLD AREA (EXCLUDING 10% OF OSR) 14509 SQ.FT.

PLOT RESERVED FOR OSR 01 No.

SOLD PLOTS 86 Nos.

TOTAL NO. OF PLOTS 101 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 30909 SQ.FT. AND PARK AREA 1674 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, MANGADU TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 3308/2020 DATED 27.02.2020

CONDITIONS:

UN SOLD PLOTS

- 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. 13.10.2017the 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 connectivty 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 existance, 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) The layout sketch furnished by the Mangadu Town Panchayat are examined and found that the (continuous) plot number (notation), 5, 6, 7, 8, 71, 72 & 73 were missing. Total number of plots in the layout sketch is 101. Hence the framework is aproved based on the layout sketch forwarded by the Mangadu Town Panchayat. Subject to number of plots in the layout plan and as on ground has to confirmed by Mangadu Town Panchayat before regularising the individual plots

LEGEND

LAYOUT BOUNDARY

ROAD

PARK

SOLD OUT PLOTS

■ UNSOLD PLOTS

P.P.D (Regularisation L.O

NO:

APPROVED

: Reg.L / 15088 / 2019 VIDE LETTER NO DATE : 12/03/2020

OFFICE COPY

FOR DEPUTY PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY





14 Nos.