

AREA STATEMENT

TOTAL EXTENT	:	329378 SQ.FT.
ROAD AREA	:	95520 SQ.FT.
PLOTTABLE AREA	:	233858 SQ.FT.
SOLD OUT AREA	:	33473 SQ.FT.
UNSOLD AREA	:	200385 SQ.FT.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	20039 SQ.FT.
OSR PROVIDED	:	20611 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	179774 SQ.FT.
PLOT NO (7,8,9,10,20,57 & 58) RESERVED FOR OSR	:	07 Nos.
SOLD PLOTS	:	34 Nos.
UN SOLD PLOTS	:	212 Nos.
TOTAL NO. OF PLOTS	:	253 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 95520 SQ.FT. AND PARK AREA 20611 SQ.FT. GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 3800 / 2021 DATED 22.03.2021.

CONDITIONS:

- 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 layout framework.
- 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.
- 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.
- 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.
- The Commissioner, Sholavaram Panchayat Union 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&I-Karanodai Village - I/2018/M/20.11.2020 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout.
- As per G.O.(Ms).No.78 H & UD (UD4 (3) Dept dt.04.05.2017 and G.O.(Ms). No.172 H & UD(UD4 (3) dept. dated.13.10.2017, Rule 4 (7) underneath the alignment of high tension and extra high voltage electric line including tower line provided with the buffer zone and prohibited for any development local body should ensure the same before regularising the individual plot in the layout.
- 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.

LEGEND

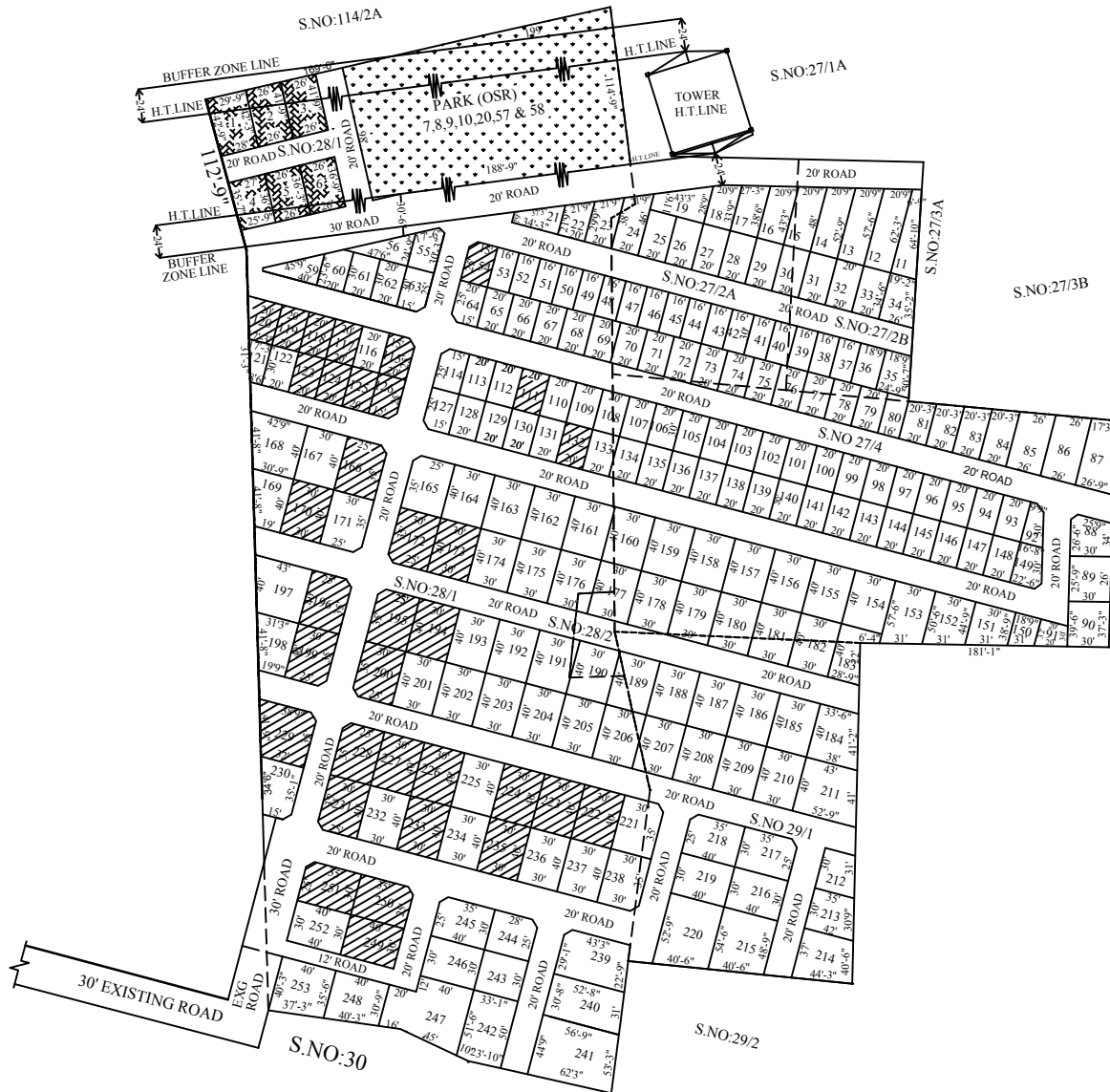
- LAYOUT BOUNDARY
- ROAD
- PARK
- SOLD OUT PLOTS
- UNSOLD PLOTS
- BUFFER ZONE

P.P.D (Regularisation NO : 104 / 2021)
L.O 2017

APPROVED

VIDE LETTER NO : Reg.L / 10297 / 2018
DATE : 12 / 04 / 2021

OFFICE COPY
for SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.27/2A,2B,4, 28/1,2 & 29/1 AT KARANODAI VILLAGE, SHOLAVARAM 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 : NOT TO SCALE)