



AREA STATEMENT

TOTAL EXTENT	:	29185 SQ.FT.
ROAD AREA	:	8328 SQ.FT.
PLOTTABLE AREA	:	20857 SQ.FT.
SOLD OUT AREA	:	1950 SQ.FT.
UNSOLD AREA	:	18907 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	1891 SQ.FT.
OSR PROVIDED	:	1923 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	16984 SQ.FT.
PLOT NO'S (25, 26 & 27) RESERVD FOR OSR	:	03 Nos.
SOLD PLOTS	:	03 Nos.
UN SOLD PLOTS	:	35 Nos.
TOTAL NO. OF PLOTS	:	41 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.

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 sale deed 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 gorund 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.

LEGEND

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS

P.P.D (Regularisation NO : 121 / L.O 2017) 2020
APPROVED
 VIDE LETTER NO : Reg.L / 21856 / 2018
 DATE : 12 / 03 / 2020

OFFICE COPY
 DEPUTY PLANNER
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.406/2B7A1A &406/2B7B OF MANGADU VILLAGE OF 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)