



AREA STATEMENT

TOTAL EXTENT	:	248116 SQ.FT.
ROAD AREA	:	58743 SQ.FT.
PLOTTABLE AREA	:	189373 SQ.FT.
SOLD OUT AREA	:	125405 SQ.FT.
UNSOLD AREA	:	63968 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	6397 SQ.FT.
OSR PROVIDED	:	6476 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	57492 SQ.FT.
PLOT NO (27A,28,29&30B) RESERVED FOR OSR	:	04 Nos.
SOLD PLOTS	:	102 Nos.
UN SOLD PLOTS	:	43 Nos.
TOTAL NO. OF PLOTS	:	149 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 58743 SQ.FT. AND PARK AREA 6476 SQ.FT. GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 4092 / 2020 DATED 10.03.2020

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 layout 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 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 be sorted out with respect to the FMB of the site by local body and the applicant.
- 7) The Local Body Commissioner, Poonamallee 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-000615/2019/dated 30.01.2020 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the regularisation of layout.
- 8) Plot number 13, 51 & 116 are not assigned in Ambal Green City of the unapproved layout.

LEGEND

- LAYOUT BOUNDARY
- ▭ ROAD
- ▨ PARK
- ▩ SOLD OUT PLOTS
- UNSOLD PLOTS

P.P.D (Regularisation NO : **129**
L.O 2017) **2020**

APPROVED

VIDE LETTER NO : Reg.L / 17250 / 2018
DATE : 17/03/2020

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF UNAPPROVED LAYOUT IN S.NO:128/2, 129/1B,2A,2C,3A & 131/1B,2A1B OF KANNAPALAYAM VILLAGE, POONAMALLEE 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)

