

**AREA STATEMENT**

|   |   |                                  |
|---|---|----------------------------------|
| TOTAL EXTENT  | : | 9793.374 SQ.M.<br>(105415 SQ.FT) |
| ROAD AREA   | : | 2607.291 SQ.M.                   |
| PLOTTABLE AREA  | : | 7186.083 SQ.M.                   |
| SOLD OUT AREA   | : | 135.917 SQ.M.                    |
| UNSOLD AREA   | : | 7050.166 SQ.M.                   |
| 10% OF UN SOLD PLOTS                                  |   |                                  |
| AREA REQUIRED FOR OSR                                 | : | 705.016 SQ.M.                    |
| OSR PROVIDED  | : | 707.661 SQ.M                     |
| UNSOLD AREA ( EXCLUDING 10% OF OSR )                  | : | 6342.505 SQ.M<br>(68270 SQ.FT)   |
| PLOT NO (46,47,49,50,70,71,72,73&74) RESERVED FOR OSR | : | 09 Nos.                          |
| SOLD PLOTS  | : | 02 Nos.                          |
| UN SOLD PLOTS   | : | 69 Nos.                          |
| TOTAL NO. OF PLOTS                                    | : | 80 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 2607.291 SQ.M. AND PARK AREA 707.661 SQ.M. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYT VIDE GIFT DEED DOCUMENT NO. 1149 / 2020 DATED 18.03.2020

**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 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 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 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.
- 7) The land owner Thiru.V.Velusamy & Tmt.Umaheswari have submitted the Regularisation application to Executive Officer, Thirumazhisai Town Panchayat for the unsold plots in the layout namely Masilamani Nagar in S.No.356, 358, 359/1A & 1B & 361/1A & 1B of Thirumazhisai village under the provision envisaged in the G.O.Ms.No.21 H & UD [UD4 (3)] department dated 05.02.2019. The Regularisation of layout was inspected and forwarded to CMDA with recommendation to accord approval. 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. Further connectivity of layout to the public road and internal road pattern, shall be ensured by the local body before issuing final approval.

**LEGEND**

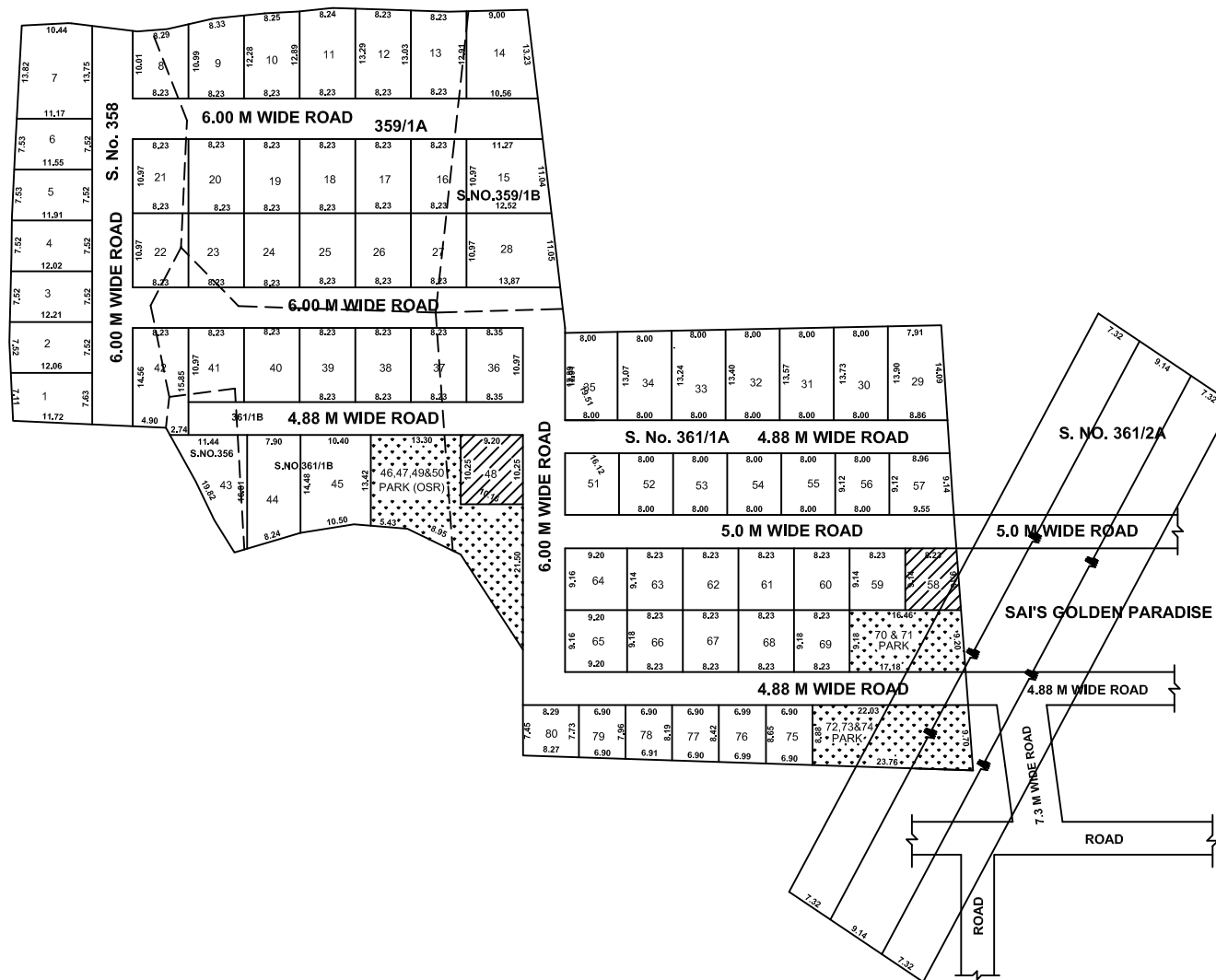
-  LAYOUT BOUNDARY
-  ROAD
-  PARK
-  SOLD OUT PLOTS
-  UNSOLD PLOTS

**P.P.D** (Regularisation NO : **160**  
**L.O** 2017) **2020**

**APPROVED**

VIDE LETTER NO : Reg.L / 1060 / 2020  
DATE : 02/06/2020

**OFFICE COPY**  
FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



REGULARISATION OF UNAPPROVED LAYOUT IN S.NO.356, 358, 359/1A & 1B & 361/1A & 1B OF THIRUMAZHISAI VILLAGE, THIRUMAZHISAI 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)