

**AREA STATEMENT**

TOTAL EXTENT	:	123211	SQ.FT.
ROAD AREA	:	22692	SQ.FT.
PLOTTABLE AREA	:	100519	SQ.FT.
SOLD OUT AREA	:	93886	SQ.FT.
UNSOLD AREA	:	6633	SQ.FT.
10% OF UN SOLD PLOTS			
AREA REQUIRED FOR OSR	:	663	SQ.FT.
OSR PROVIDED	:	672	SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	5961	SQ.FT.
SOLD PLOTS	:	30	Nos.
UN SOLD PLOTS	:	02	Nos.
TOTAL NO. OF PLOTS	:	32	Nos.






**NOTE:**

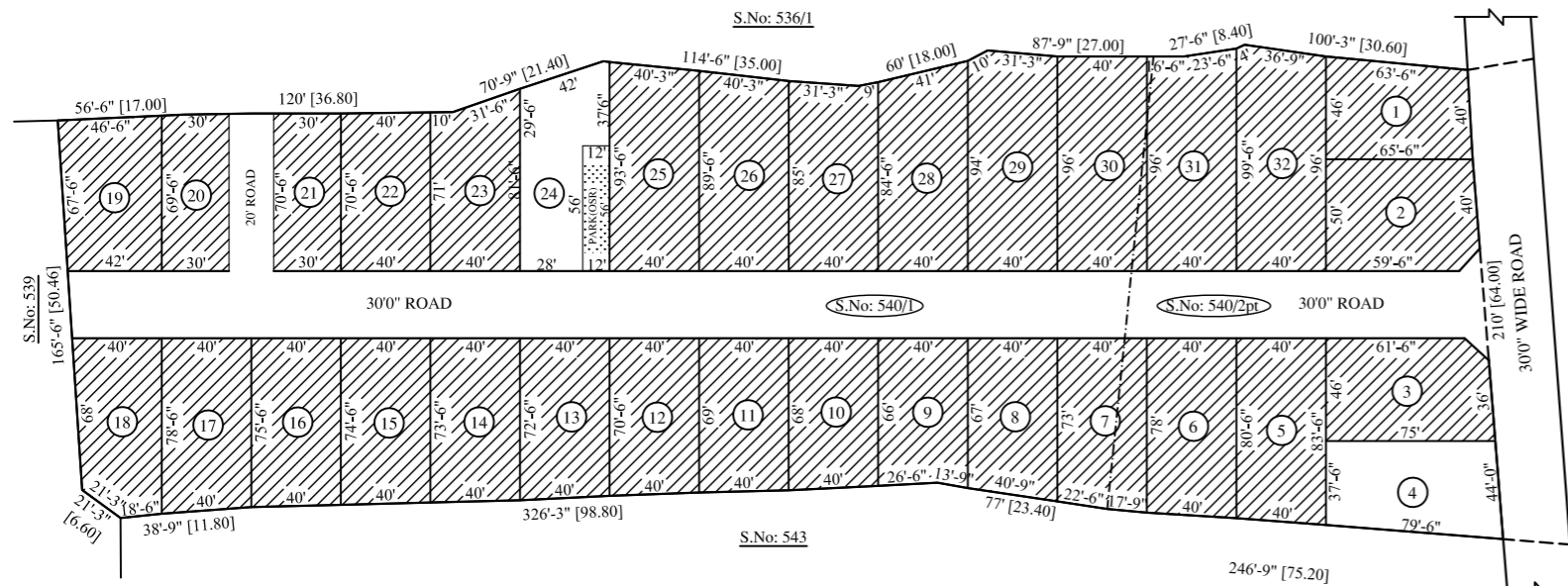
1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
2. ROAD AREA 22692 SQ.FT. AND PARK AREA 672 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 2366 / 2020 DATED 16.03.2020

**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 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.
- 7) The Regularisation sought for the unsold plots (Plot No:4 & Plot No:24) in the layout in S.No.540/1, 540/2Pt of Thirumudivakkam Village was examined and as on site predominately Industrial Use (more than 75% of Plots) constructed with industries shed in the layout. However the applicant has applied undre the regularisation of unapproved plots and layouts rules - 2017. As per the Rule 8 of G.O.M.S. No.78 H&UD Dept dated 04.05.2017 Regularisation made only for the Residential use.

**LEGEND**

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



REGULARISATION OF UNAPPROVED LAYOUT IN S.NO:540/1 & 540/2PT OF THIRUMUDIVAKKAM VILLAGE, KUNDRATHUR 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)

**P.P.D** (Regularisation NO : **162**  
**L.O** 2017) **2020**

**APPROVED**

VIDE LETTER NO : Reg.L / 15566 / 2019  
DATE : 28/05/2020

**OFFICE COPY**

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

