



AREA STATEMENT

TOTAL EXTENT	:	310583 SQ.FT.
ROAD AREA	:	72116 SQ.FT.
PLOTTABLE AREA	:	238467 SQ.FT.
SOLD OUT AREA	:	30830 SQ.FT.
UNSOLD AREA	:	207637 SQ.FT.
10% OF THE TOTAL AREA	:	20764 SQ.FT.
OF UN SOLD PLOTS REQUIRED FOR OSR	:	20932 SQ.FT.
OSR PROVIDED	:	186705 SQ.FT.
UN SOLD AREA (EXCLUDING 10% OF OSR)	:	187 Nos.
PLOT NO(108,109, 110,111,112,113,114,115,116,	:	26 Nos.
187, 188, 189, 190, 191, 192, 193 & 194) RESERVED FOR OSR	:	153 Nos.
SOLD PLOTS	:	196 Nos.
UN SOLD PLOTS	:	
TOTAL NO. OF PLOTS	:	

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
2. ROAD AREA 72116 SQ.FT. AND PARK AREA 20932 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYT VIDE GIFT DEED DOCUMENT NO. 1199 / 2020 DATED 20.03.2020

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 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 conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-Thirumazhisai Village - I/2019/M/ 31.07.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.

LEGEND

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

P.P.D (Regularisation NO : **174**
L.O 2017) **2020**

APPROVED

VIDE LETTER NO : Reg.L / 7208 / 2018
DATE : 09 / 06 / 2020

OFFICE COPY
FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO. 329/1, 331, 332, 333, 334, 350, 370Pt, 371Pt & 372Pt AT THIRUMAZHISAI VILLAGE OF 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)