



AREA STATEMENT

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| TOTAL EXTENT | : | 60794 SQ.FT. |
| ROAD AREA | : | 15272 SQ.FT. |
| PLOT TABLE AREA | : | 45522 SQ.FT. |
| SOLD OUT AREA | : | 630 SQ.FT. |
| UNSOLD AREA | : | 44892 SQ.FT. |
| 10% OF UN SOLD PLOTS | | |
| AREA REQUIRED FOR OSR | : | 4489 SQ.FT. |
| OSR PROVIDED | : | 4561 SQ.FT. |
| UNSOLD AREA (EXCLUDING 10% OF OSR) | : | 40331 SQ.FT. |
| PLOT NO (84,85,86,93,94&95) RESERVED FOR OSR | : | 06 Nos. |
| SOLD PLOTS | : | 01 Nos. |
| UN SOLD PLOTS | : | 69 Nos. |
| TOTAL NO. OF PLOTS | : | 70 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 15272 SQ.FT. AND PARK AREA 4561 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 2445 / 2020 DATED 13.03.2020

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 layout sketch furnished by the commissioner, Sholavaram Panchayat Union has been examined and found that the continuous plot number (notation) 23 to 47 were missing (as per the plan submitted the total number of plots is 70). The Layout is regularised based on the layout plan forwarded by commissioner, Sholavaram Panchayat Union subject to number of plots shape and size in the layout plan and as on ground has to be confirmed by Sholavaram Panchayat Union before regularising the final plan.
- 7) 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 be 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 : 187**
L.O (2017) **2020**

APPROVED

VIDE LETTER NO : Reg.L / 3069 / 2019

DATE : 09 / 06 /2020

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO:340/4 OF SHOLAVARAM VILLAGE, SHOLAVARAM 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)

