



**AREA STATEMENT**

TOTAL EXTENT	: 35436 SQ.FT.
AS PER DOCUMENT 1 ACRE (43560SQ.FT) REMAINING PORTION RETAINED BY OWNER (43560-35436)=8124	
ROAD AREA	: 8949 SQ.FT.
PLOTTABLE AREA	: 26487 SQ.FT.
SOLD OUT AREA	: 18151 SQ.FT.
UNSOLD AREA	: 8336 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	: 834 SQ.FT.
OSR PROVIDED	: 850 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	: 7486 SQ.FT.
SOLD PLOTS	: 25 Nos.
UN SOLD PLOTS	: 09 Nos.
TOTAL NO. OF PLOTS	: 34 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 8949 SQ.FT. AND PARK AREA 850 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, KUNDRATHUR TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 5350 / 2020 DATED 29.05.2020

**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 conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-001197 Inundation-Kundrathur/2020/dated. 17.02.2020 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
- LAND NOT INCLUDED IN THIS LAYOUT FOR REGULARISATION

P.P.D (Regularisation 2017) NO : 188 / 2020  
 APPROVED  
 VIDE LETTER NO : Reg.L / 20983 / 2018  
 DATE : 17 / 06 / 2020

OFFICE COPY  
 FOR DEPUTY PLANNER  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO:39PT OF KUNDRATHUR VILLAGE, KUNDRATHUR 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)

