



S.NO.406/73

AREA STATEMENT

TOTAL EXTENT	:	29403 SQ.FT.
ROAD AREA	:	6837 SQ.FT.
PLOTTABLE AREA	:	22566 SQ.FT.
SOLD OUT AREA	:	6286 SQ.FT.
UNSOLD AREA	:	16280 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	1628 SQ.FT.
OSR PROVIDED	:	1645 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	14635 SQ.FT.
PLOT NO'S (31 & 33) RESERVD FOR OSR	:	02 Nos.
SOLD PLOTS	:	09 Nos.
UN SOLD PLOTS	:	22 Nos.
TOTAL NO. OF PLOTS	:	33 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 6837SQ.FT. AND PARK AREA 1645 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, MANGADU TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 9942 / 2021 DATED 15.06.2021.

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. 13.10.2017the individual plot to be regularised separately after approval of layout 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) 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.
- 4) 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.
- 5) Regularisation of unapproved layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned.

LEGEND

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

PPD (Regularisation NO : 197 / 2021)
 L/O
APPROVED
 VIDE LETTER NO : Reg.L/ 1798 / 2021
 DATE : 28 / 06 / 2021

OFFICE COPY
 FOR DEPUTY PLANNER
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.406/70 OF MANGADU VILLAGE, MANGADU 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)

