



AREA STATEMENT

TOTAL EXTENT	:	21528	SQ.FT.
ROAD AREA	:	6078	SQ.FT.
PLOTABLE AREA	:	15450	SQ.FT.
SOLD OUT AREA	:	909	SQ.FT.
UNSOLD AREA	:	14541	SQ.FT.
10% OF UN SOLD PLOTS			
AREA REQUIRED FOR OSR	:	1454	SQ.FT.
OSR PROVIDED	:	1489	SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	13052	SQ.FT.
PLOT NO (5) RESERVED FOR OSR	:	01	Nos.
SOLD PLOTS	:	01	Nos.
UN SOLD PLOTS	:	12	Nos.
TOTAL NO. OF PLOTS	:	14	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 6078 SQ.FT. AND PARK AREA 1489 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO.1625/2020 DATED 15.07.2020

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 saleded 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 ground 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 Local Body EO, Thirumazhisai Town Panchayat has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5(3) I - Thirumazhisai Village - II /2020/M/21.05.2020 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

P.P.D (Regularisation NO : **206**
L.O 2017) **2020**

APPROVED

VIDE LETTER NO : Reg.L / 1061/ 2020

DATE : 17/07/2020

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO:186/3 OF THIRUMAZHISAI VILLAGE, 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)

