



AREA STATEMENT

TOTAL EXTENT	:	501049 SQ.FT.
ROAD AREA	:	117282 SQ.FT.
PLOTTABLE AREA	:	383767 SQ.FT.
SOLD OUT AREA	:	134594 SQ.FT.
UNSOLD AREA	:	249173 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	24917 SQ.FT.
OSR PROVIDED	:	25202 SQ.FT.
UNSOLD AREA (10% OF EXCLUDING OSR)	:	223971 SQ.FT.
PLOT NO'S (PARK-I,34,35,37A,77B,78,115,116,125, 126,127,174,175,176,177,340A & 371) RESERVD FOR OSR	:	17 Nos.
SOLD PLOTS	:	146 Nos.
UN SOLD PLOTS	:	250 Nos.
TOTAL NO. OF PLOTS	:	413 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD & BR RULE 47.
2. ROAD AREA 117282 SQ.FT. AND PARK AREA 25202 SQ.FT. GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 6650 / 2020 DATED 17.07.2020

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 framework 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 20th 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 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 Local Body Commissioner, Poonamallee Panchayat Union has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5 (3)/F-Unapproved - I - Meppur / 2019 / M / Dated / 11/02/2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the regularisation of layout.

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.188/1B, 189, 190/1,2, 191, 192/1,2,3,4,5,6Pt,7, 195/2, 209, 210, 213, 214/1A,1B,2A1,2A3,2B,3A2,3B, 215, 216/2B2, 217, 219/1, 222/2 & 285/1,2,3,4,5 OF MEPPUR VILLAGE, POONAMALLEE 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)

P.P.D (Regularisation NO : 209
L.O (2017) 2020

APPROVED

VIDE-LETTER NO : Reg.L / 14624 / 2018
DATE : 10 / 08 / 2020

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

