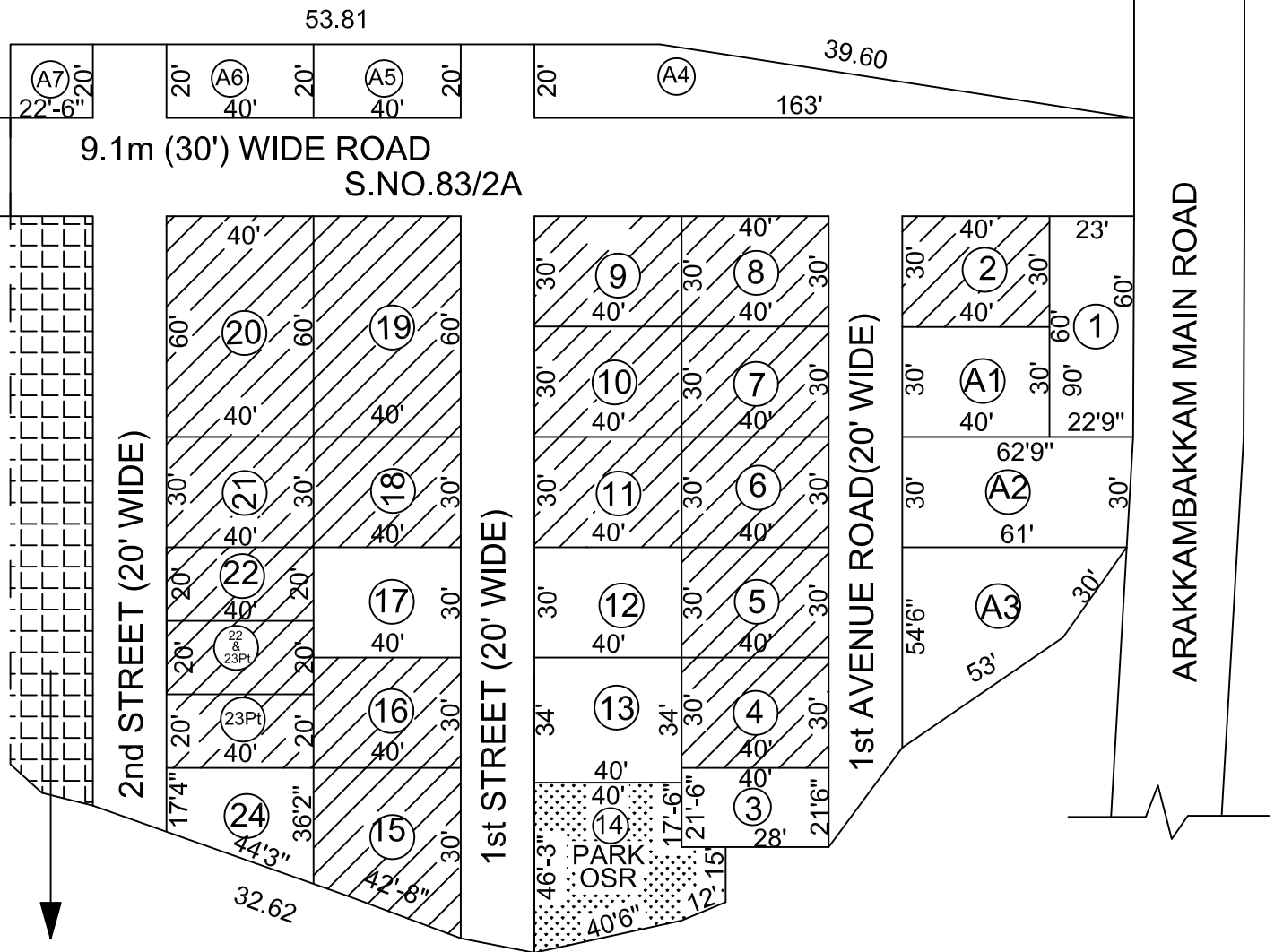


S.NO.95 ARAKAMBAKKAM VILLAGE  
PART OF THE LAYOUT PORTION  
LIES IN REDHILLS CATCHMENT AREA



The part of the layout plots lies in the part of S.No.83/2A of Lies in Redhills Catchment Area which cannot regularisable 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 and TNCD & BR-2019 rule 19 (Annexure XVII(12)) & Appendix-B. Hence the portion which lies in the Redhills Catchment Area is not to be regularised.

### AREA STATEMENT

TOTAL EXTENT	:	61140 SQ.FT.
ROAD AREA	:	19364 SQ.FT.
PLOTTABLE AREA	:	41776 SQ.FT.
SOLD OUT AREA	:	23310 SQ.FT.
UNSOLD AREA	:	18467 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	1847 SQ.FT.
OSR PROVIDED	:	1885 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	16582 SQ.FT.
PLOT NO'S (14) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	18 Nos.
UN SOLD PLOTS	:	13 Nos.
TOTAL NO. OF PLOTS	:	32 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 19364 SQ.FT. AND PARK AREA 1885 SQ.FT. GIFTED TO THE COMMISSIONER, VILLIVAKKAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 4102 / 2020 DATED 18.05.2020

### 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 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 Regularisation of layout site was inspected by Villivakkam Panchayat Union and forwarded to CMDA with recommendation to accord regularisation of layout. The part of the layout plots lies in the part of S.No.83/2A of Lies in Redhills Catchment Area which cannot regularisable 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 and TNCD & BR-2019 rule 19 (Annexure XVII(12)) & Appendix-B. Hence the portion which lies in the Redhills Catchment Area is not to be regularised as shown in the layout plan.

### LEGEND

- LAYOUT BOUNDARY
- ROAD
- PARK
- SOLD OUT PLOTS
- UNSOLD PLOTS
- NOT TO BE REGULARISED

**P.P.D** (Regularisation NO : **219**  
**L.O** 2017) **2020**

**APPROVED**

VIDE LETTER NO : Reg.L / 16589 / 2017  
DATE : 21 / 08 / 2020

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF PART LAYOUT FRAMEWORK IN S.NO.83/2A OF ARAKAMBAKKAM VILLAGE, VILLIVAKKAM 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)

