



AREA STATEMENT

TOTAL EXTENT	:	257004 SQ.FT.
ROAD AREA	:	35489 SQ.FT.
PLOTTABLE AREA	:	221515 SQ.FT.
SOLD OUT AREA	:	150392 SQ.FT.
UNSOLD AREA	:	71123 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	7112 SQ.FT.
OSR PROVIDED	:	7180 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	63943 SQ.FT.
PLOT NO'S (PARK,37 & 38) RESERVD FOR OSR	:	02 Nos.
SOLD PLOTS	:	76 Nos.
UN SOLD PLOTS	:	35 Nos.
TOTAL NO. OF PLOTS	:	113 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 35489 SQ.FT. AND PARK AREA 7180 SQ.FT. GIFTED TO THE COMMISSIONER, KATTANKULATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 5849 / 2020 DATED 25.08.2020

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 sale deed 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.

LEGEND

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

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.260/1 OF MANNIVAKKAM VILLAGE OF KATTANKULATHUR 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 : **246**
L.O 2017) **2020**

APPROVED

VIDE LETTER NO : Reg.L/16247 / 2018

DATE : 14 / 09 / 2020

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

