

**AREA STATEMENT**

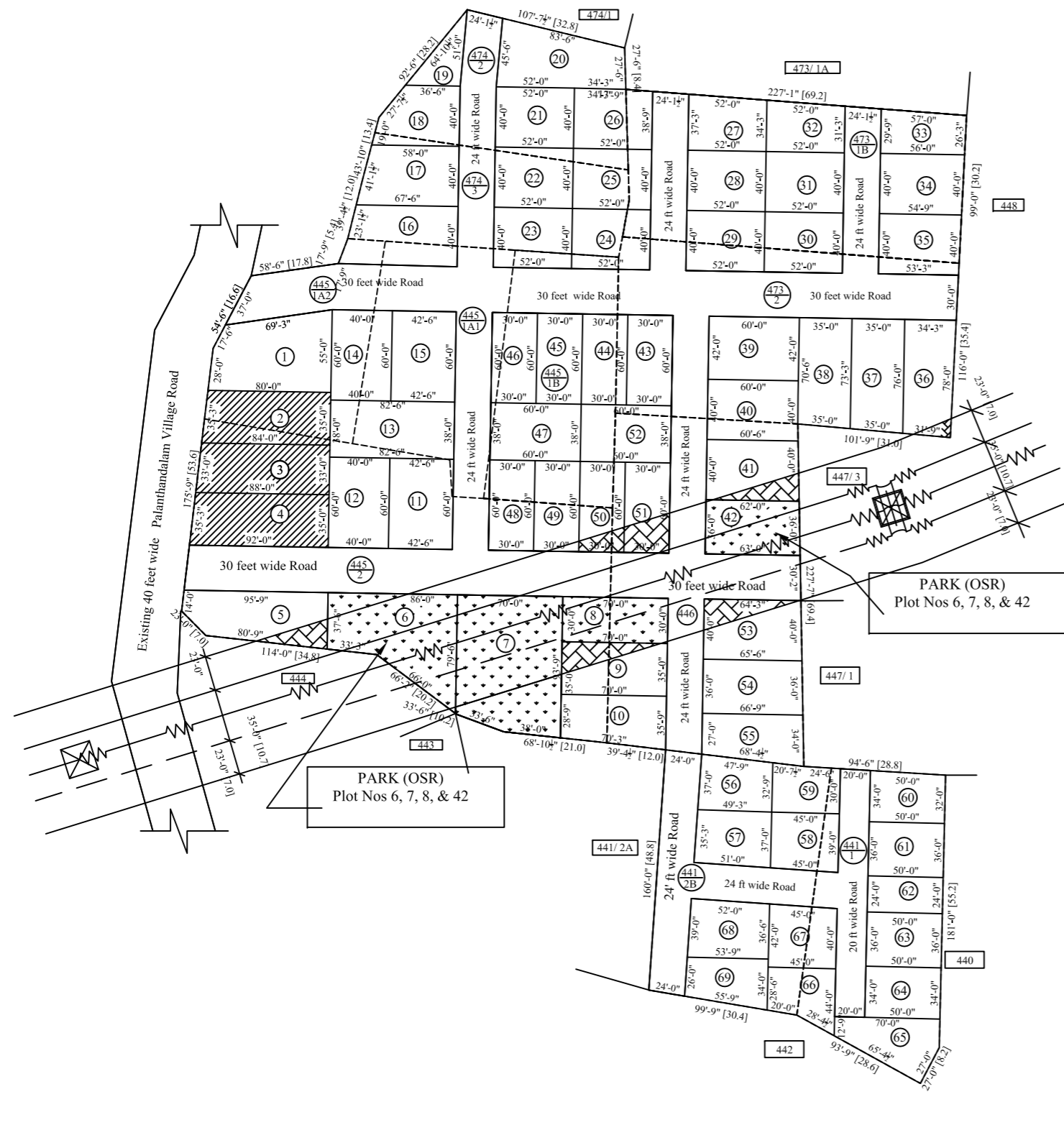
TOTAL EXTENT	: 213008 SQ.FT.
ROAD AREA	: 55563 SQ.FT.
PLOTTABLE AREA	: 157445 SQ.FT.
SOLD OUT AREA	: 8890 SQ.FT.
UNSOLD AREA	: 148555 SQ.FT.
10% OF THE TOTAL AREA	
OF UN SOLD PLOTS REQUIRED FOR OSR	: 14856 SQ.FT.
OSR PROVIDED	: 15024 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	: 133531 SQ.FT.
PLOT NO'S ( 6,7,8 & 42 ) RESERVD FOR OSR	: 04 Nos.
SOLD PLOTS	: 03 Nos.
UN SOLD PLOTS	: 62 Nos.
TOTAL NO. OF PLOTS	: 69 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 55563 SQ.FT. AND PARK AREA 15024 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 4269 / 2020 DATED 07.09.2020

**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 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) The Commissioner, Kundrathur Panchayat Union has to ensure that roads are formed as shown in the plan and according to the conditions stipulated in PWD letter no.DB/ T5(3) / F-Palanthandalam/2020/13.08.2020 the compliance to be obtained from PWD by local body before issuing the final approval.



**REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.441/1, 2B, 445/1A1, 1A2, 1B, 2, 446, 473/1B, 2 & 474/2, 3 OF PAZHANTHANDALAM VILLAGE OF KUNDRATHUR 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 : 248 / L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L / 14916 / 2019

DATE : 17 / 09 / 2020

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FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

