



**AREA STATEMENT**

TOTAL EXTENT	:	108464 SQ.FT.
ROAD AREA	:	23200 SQ.FT.
PLOTTABLE AREA	:	85264 SQ.FT.
SOLD OUT AREA	:	50844 SQ.FT.
UNSOLD AREA	:	34420 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	:	3442 SQ.FT.
OSR PROVIDED	:	3501 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	:	30919 SQ.FT.
PLOT NO'S ( 71 & 72 ) RESERVD FOR OSR	:	02 Nos.
SOLD PLOTS	:	53 Nos.
UN SOLD PLOTS	:	36 Nos.
TOTAL NO. OF PLOTS	:	91 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 23200 SQ.FT. AND PARK AREA 3501 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 9645 / 2020 DATED 11.09.2020.

**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 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) 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 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.
- 5) The Deputy Superintending Archaeological Chemist, Chennai Circle (DSAC) informed in letter No.33/SUB/2018/3848 dated 15.10.2018 informed that Regularization of unapproved plots in layout does not come under the purview of AMASR Act, 2010. However, NOC should be obtained from the Competent Authority for any construction / repair & renovation in the regulated area / prohibited area respectively. The layout framework is approved subject to the conditions of DSAC. The conditions of DSAC should be strictly followed.

**NOTE:**

- i) Plot No.35 has been converted into road to gain access to the adjoining land in S.No.84 of Malayambakkam village.
- ii) Plot No.4Pt.5A,17 & 18 plots are sold out and amalgammated to the adjacent layout plots in S.No.91 & 93 of Malayambakkam village, which are gain access from the adjacent layout road.

**LEGEND**

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS

**P.P.D** (Regularisation) **NO : 257**  
**L.O** (2017) **2020**

**APPROVED**

VIDE LETTER NO : Reg.L / 18926 / 2018  
 DATE : 19 / 09 / 2020

**OFFICE COPY**  
 FOR DEPUTY PLANNER  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY

**REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.76/3, 4B1, 77, 86, 91/2A2 & 92 OF MALAYAMBAKKAM 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

