



AREA STATEMENT

TOTAL EXTENT	:	331001 SQ.FT.
ROAD AREA	:	95267 SQ.FT.
PLOTTABLE AREA	:	235734 SQ.FT.
SOLD OUT AREA	:	5332 SQ.FT.
UNSOLD AREA	:	230402 SQ.FT.
10% OF UN SOLD PLOTS	:	23040 SQ.FT.
AREA REQUIRED FOR OSR	:	23442 SQ.FT.
OSR PROVIDED	:	206960 SQ.FT.
UN SOLD PLOTS	:	249 Nos.
TOTAL NO. OF PLOTS	:	249 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 95267SQ.FT. AND PARK AREA 23442 SQ.FT. GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 8157 / 2020 DATED 14.10.2020.

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. 13.10.2017the 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 ground 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.
- 5) The Commissioner, Sholavaram 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 & I - Angadu Village-I /2010 / M/16.09.2020 the compliance to be obtained from PWD by local body before issuing the final approval.

LEGEND

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

P.P.D (Regularisation NO : 270
L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L / 18217 / 2017
DATE : 20 / 10 / 2020

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.326/1A1,1A2,1A3,2B,4B & 333 OF ANGADU VILLAGE, SHOLAVARAM 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

