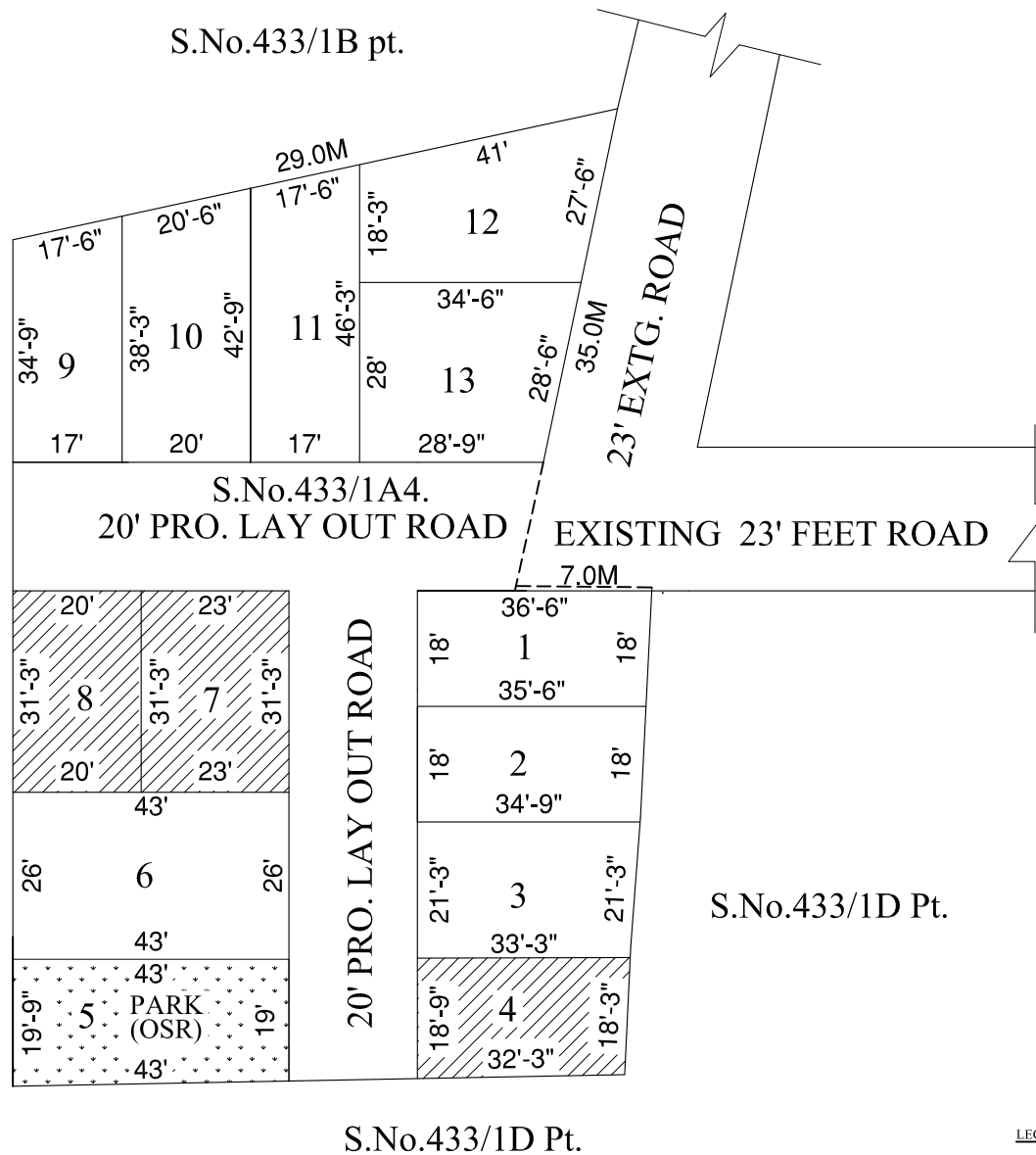


S.No.434



LEGEND

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS

AREA STATEMENT

TOTAL EXTENT	: 13240 SQ.FT.
ROAD AREA	: 3130 SQ.FT.
PLOTTABLE AREA	: 10110 SQ.FT.
SOLD OUT AREA	: 1957 SQ.FT.
UNSOLD AREA	: 8153 SQ.FT.
10% OF THE TOTAL AREA	
OF UN SOLD PLOTS REQUIRED FOR OSR	: 815 SQ.FT.
OSR PROVIDED	: 839 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 7314 SQ.FT.
PLOT NO'S (5) RESERVD FOR OSR	: 01 Nos.
SOLD PLOTS	: 03 Nos.
UN SOLD PLOTS	: 09 Nos.
TOTAL NO. OF PLOTS	: 13 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 3130 SQFT AND PARK AREA 839 SQFT GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 339 / 2020 DATED 08.01.2020 & RECTIFICATION DEED 11552 / 2020 DATED 08.10.2020.

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. 13.10.2017 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 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 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, Chennai and it should be strictly followed.

P.P.D (Regularisation NO : 300
L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L / 22924 / 2018

DATE : 12 / 11 / 2020

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.433/1A4 OF SIRUKULATHUR VILLAGE, 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)