



AREA STATEMENT

| | | |
|---|---|---------------|
| TOTAL EXTENT | : | 219585 SQ.FT. |
| ROAD AREA | : | 53383 SQ.FT. |
| PLOTTABLE AREA | : | 162958 SQ.FT. |
| SOLD OUT AREA | : | 145790 SQ.FT. |
| UNSOLD AREA | : | 20412 SQ.FT. |
| 10% OF THE TOTAL AREA | : | |
| OF UN SOLD PLOTS REQUIRED FOR OSR | : | 2041 SQ.FT. |
| OSR PROVIDED | : | 2256 SQ.FT. |
| UNSOLD AREA (EXCLUDING 10% OF OSR) | : | 18156 SQ.FT. |
| PLOT NO'S (152 & 162) RESERVD FOR OSR | : | 02 Nos. |
| SOLD PLOTS | : | 152 Nos. |
| UN SOLD PLOTS | : | 15 Nos. |
| TOTAL NO. OF PLOTS | : | 169 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 53383 SQ.FT. AND PARK AREA 2256 SQ.FT. GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 8559 / 2020 DATED 20.10.2020.

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 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 dimension and extent has to sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-008716-Cholavarm/2019/06.11.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.
- 6) The existing channel passes through midst of the layout in S.No.378 of sholavaram village. Hence the channel to be restored as per the revenue records and as per the condition imposed by the PWD as marked in the layout plan. The Commissioner, Sholavaram Panchayat Union should be ensure the existance of the channel before regularising the final approval of the layout plan.

LEGEND

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

P.P.D (Regularisation NO : 308 / L.O 2017) 2020

APPROVED

VIDE LETTER NO : Reg.L / 20370 / 2018
DATE : 10 / 11 / 2020

OFFICE COPY
FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.379/1,2, 380/4A,4B, 383/3, 387/1, 390, 391/1,2 & 392/2,3 OF SHOLAVARAM 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)

