



**AREA STATEMENT**

TOTAL EXTENT	: 27841.00 SQ M
ROAD AREA (including plot No's 102,109,135 & 140)	: 6650.00 SQ M
PLOTTABLE AREA	: 18702.00 SQ M
SOLD OUT AREA	: 8447.00 SQ M
UNSOLD AREA	: 10255 SQ M
VACANT LAND (RETAINED BY OWNER)	: 2489.0 SQ M
10% OF OSR PORTION OF UNSOLD AREA REQUIRED	: 1025.50 SQ M
OSR PROVIDED	: 1210. SQ M
UNSOLD AREA EXCLUDING OSR	: 9045 SQ M
OSR PLOTS	: 16 Nos
SOLD PLOTS	: 71 Nos
UN SOLD PLOTS	: 106 Nos
ROAD PLOTS	: 04 Nos
TOTAL NO. OF PLOTS	: 197 Nos

**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER DR 29.
2. ROAD AREA OF 6650.00 SQ M AND PARK AREA OF 1210.00 SQ M TO BE HANDED OVER TO THE COMMISSIONER, VILLIVAKKAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO 10464 / 2020, DATED 24.11.2020.

**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 Order No. 15/2018 dated 12.12.2019 the regularisation of Layout Framework Approved.
- 3) only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20 th October 2016 shall be Considered for regularization under these rules.
- 4) As per G.O.(Ms).No.172H & UD ( UD4 (3) Dept dt. 13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 5) Plots / Sub-division / Layouts shall be regularised under these rules only fr "Residential usage"

**LEGEND**

	LAYOUT BOUNDARY
	ROAD TO BE HANDED OVER TO THE LOCAL BODY
	PARK TO BE HANDED OVER TO THE LOCAL BODY
	EXISTING ROAD
	SOLD OUT PLOTS
	UNSOLD PLOTS

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO. 144 PART & 161/1 AT POTHUR VILLAGE OF VILLIVAKKAM 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 : 342  
L.O 2017) 2020

APPROVED  
VIDE LETTER NO : Reg.L/15263 / 2018  
DATE : 26/12/2020

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DEVELOPMENT AUTHORITY

