



**AREA STATEMENT**

TOTAL EXTENT	:	55321 SQ.FT.
ROAD AREA	:	9768 SQ.FT.
PLOTTABLE AREA	:	45553 SQ.FT.
SOLD OUT AREA	:	38014 SQ.FT.
UNSOLD AREA	:	7539 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	754 SQ.FT.
OSR PROVIDED	:	2041 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	5498 SQ.FT.
PLOT NO (40) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	42 Nos.
UN SOLD PLOTS	:	12 Nos.
TOTAL NO. OF PLOTS	:	55 Nos.

**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD BR RULE 47.
2. ROAD AREA 9768 SQFT AND PARK AREA 2041 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 4949 / 2020 DATED 13.08.2020.

**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 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.

**LEGEND**

- LAYOUT BOUNDARY
- ▭ ROAD
- ▨ PARK
- ▩ SOLD OUT PLOTS
- UNSOLD PLOTS
- ▨ BUFFER ZONE

**P.P.D** (Regularisation NO : **349**  
**L.O** 2017) **2020**

**APPROVED**

VIDE LETTER NO : Reg.L / 3068 / 2019  
 DATE : 22 / 12 / 2020

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

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.164/1Pt, 2Pt & 3 AT SOTHUPERUMBEDU VILLAGE OF 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)

