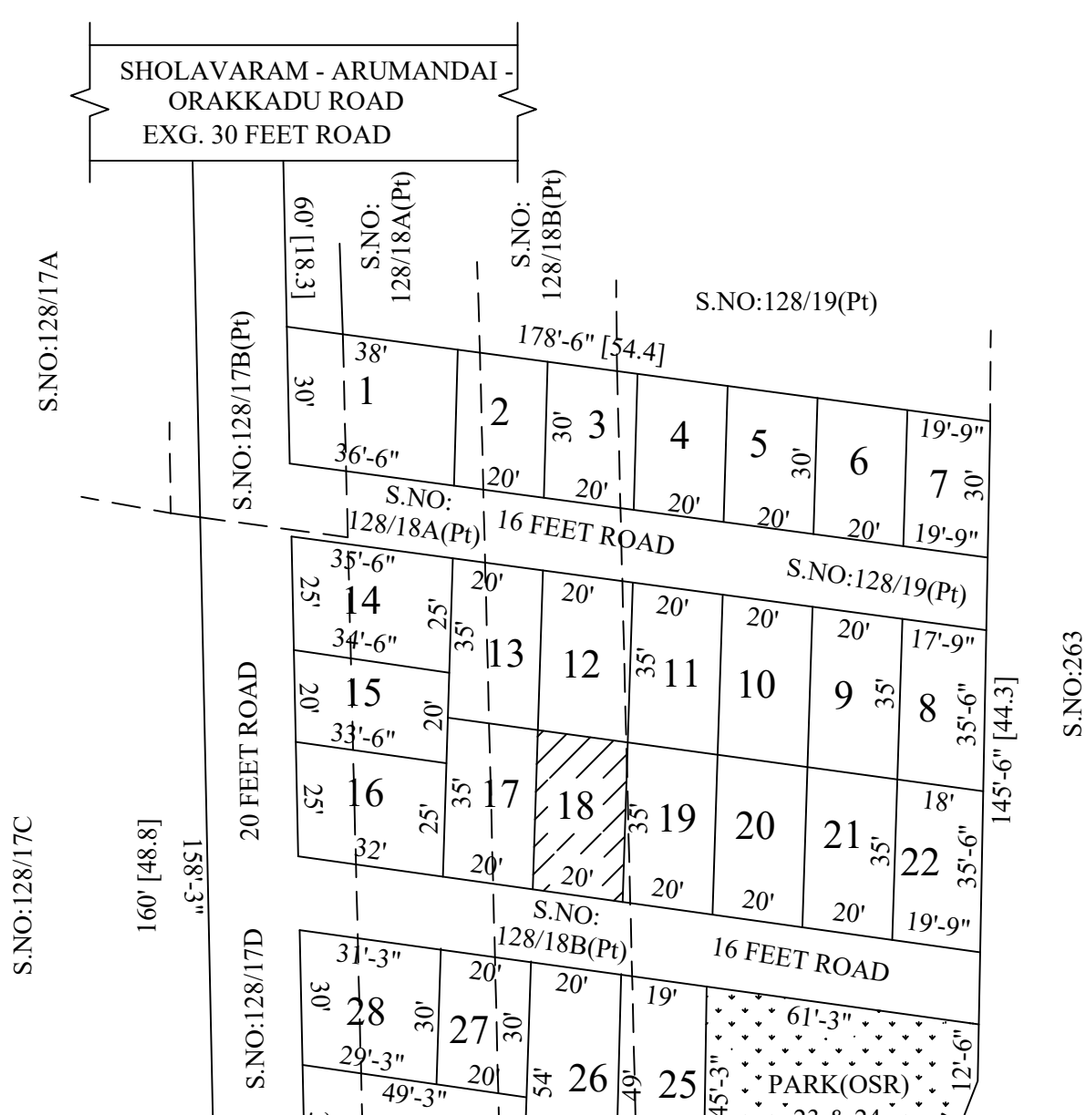

AREA STATEMENT

TOTAL EXTENT	:	30056 SQ.FT.
ROAD AREA	:	7558 SQ.FT.
PLOTTABLE AREA	:	22498 SQ.FT.
SOLD OUT AREA	:	700 SQ.FT.
UNSOLD AREA	:	21798 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	:	2180 SQ.FT.
OSR PROVIDED	:	2229 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	19569 SQ.FT.
PLOT NO'S (23 & 24) RESERVD FOR OSR	:	02 Nos.
SOLD PLOTS	:	01 Nos.
UN SOLD PLOTS	:	26 Nos.
TOTAL NO. OF PLOTS	:	29 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 7558 SQ.FT. AND PARK AREA 2229 SQ.FT. GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 11488 / 2020 DATED 14.12.2020.

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 connectivty 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) Regularisation of unapproved layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned.

LEGEND

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

P.P.D / L.O (Regularisation 2017) NO : 352 / 2020

APPROVED

VIDE LETTER NO : Reg.L / 10395 / 2020

DATE : 22 / 12 / 2020

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.128/17BPt, 128/17DPt, 128/18APt, 128/18BPt & 128/19Pt OF BUDUR 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)