

AREA STATEMENT

TOTAL EXTENT	:	90169 SQ.FT.
ROAD AREA	:	22343 SQ.FT.
PLOTTABLE AREA	:	67826 SQ.FT.
SOLD OUT AREA	:	16793 SQ.FT.
UNSOLD AREA	:	51033 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	5103 SQ.FT.
OSR PROVIDED	:	5186 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	45847 SQ.FT.
SOLD PLOTS	:	17 Nos.
UN SOLD PLOTS	:	39 Nos.
TOTAL NO. OF PLOTS	:	56 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 22343 SQ.FT. AND PARK AREA 5186 SQ.FT. GIFTED TO THE COMMISSIONER, GREATER CHENNAI CORPORATION VIDE GIFT DEED DOCUMENT NO. 6873 / 2020 DATED 23.11.2020.

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 and as per this Office No.15/2018 dt.12.12.2018 the Layout framework approved.
- 2) 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.
- 3) 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.
- 4) 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.
- 6) The continuous number of 28 to 31 is not assigned in the unapproved layout.

LEGEND

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

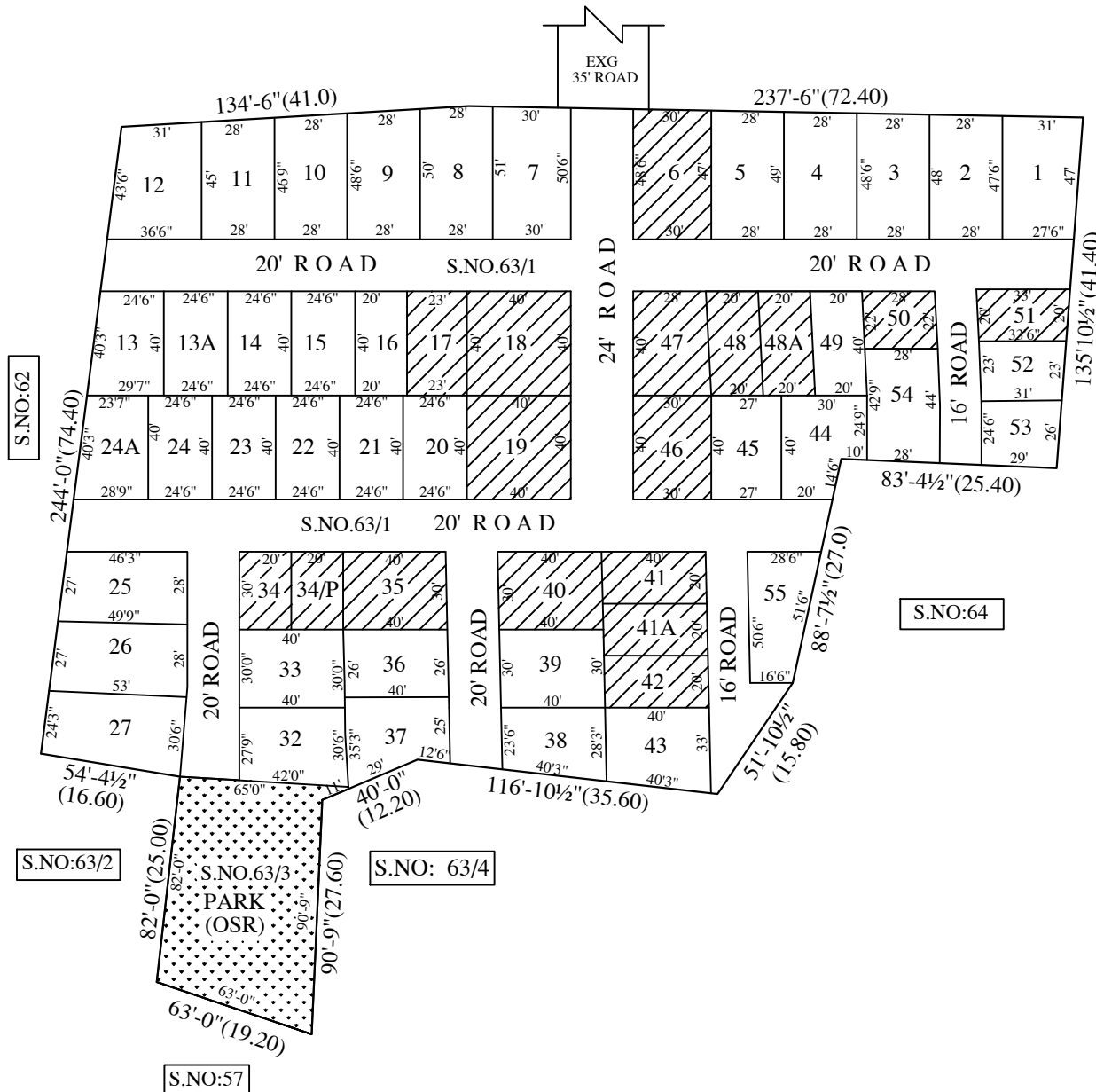
P.P.D (Regularisation NO : **58**
L.O 2017) **2021**

APPROVED

VIDE LETTER NO : Reg.L/14179/2018
DATE : 18/02/2021

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.63/1,3 OF EDAYANCHAVADI VILLAGE, GREATER CHENNAI CORPORATION 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)