



AREA STATEMENT

TOTAL EXTENT	: 1826688	SQ.FT.
ROAD AREA	: 361040	SQ.FT.
PLOTTABLE AREA	: 1465648	SQ.FT.
SOLD OUT AREA	: 832026	SQ.FT.
UNSOLD AREA	: 633622	SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	: 63362	SQ.FT.
OSR PROVIDED	: 64409	SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 569213	SQ.FT.
PLOT NO((PHASE-I) 390,391,392,393,394,395, 447,448,449,450,451, 452,453,454,455, 500,501,502 & 503) & ((PHASE-II)103,104,106,107, 108,118,119,120,584,585,586,587,588,589,590,591,592,593,594,595,596,597, 598,599,600,601 & 602) RESERVED FOR OSR	: 46	Nos.
SOLD PLOTS	: 718	Nos.
UN SOLD PLOTS	: 384	Nos.
TOTAL NO. OF PLOTS	: 1148	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 361040 SQ.FT. AND PARK AREA 64409 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 2306 / 2020 DATED 11.02.2020.

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) Only those unapproved layouts where a part or full number of plots have been sold through a registered saledeed 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-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.
- 6) 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.
- 7) The layout site was inspected by Commissioner Poonamallee Panchayat Union and forwarded to CMDA with recommendation to accord regularisation for the existing layout Srinivasa Nagar Ph.I & II as a single layout. It was examined and found that Plot No.275,276,277,278 & 279 were assigned in Phase-I and also repeatedly assigned two times in Phase-II as per a plan as well as EC furnished. As per the EC the repeated plot numbers were soldout plots. Hence the layout is regularised taking into consideration of the soldout plots complying the Government Orders in Regularisation of unapproved plots and layout rules 2017.
- 8) The conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-Unapproved-I-Meppur Srinivasa/2019 /M/28.03.2019 & Letter No.DB/T5(3)/F-Unapproved-I-Meppur Srinivasa Revised/2019/M/23.09.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.
- 9) The continuous number of 1 to 25, 28 to 39, 49 to 67, 125 to 136, 298 to 308 are not assigned in Srinivasa Nagar Phase-I and the continuous number of 234 & 252 are not assigned in Srinivasa Nagar Phase-II of the unapproved layout.

LEGEND

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

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.148pt,151,152,153,157,158,160,161,162,163,164,165,166Pt,182,184,185,186,187,188/1A,2A,2B,222/1Pt, 223/1,2, 224,225,226,227,228,230,231,233/2, 234, 236,237,238,239,240,241, 243,244,245,246,247/1A,1B & 253pt AT MEPPUR VILLAGE OF POONAMALLEE 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: 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

P.P.D (Regularisation NO : **70**
L.O (2017) **2020**

APPROVED

VIDE LETTER NO : Reg.L / 7834 / 2018
DATE : 25 / 02 / 2020

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

