



**AREA STATEMENT**

TOTAL EXTENT(as per Document)	:	15682 SQ.FT.
ROAD AREA	:	2550 SQ.FT.
PLOTTABLE AREA	:	13132 SQ.FT.
SOLD OUT AREA	:	5051 SQ.FT.
UNSOLD AREA	:	8081 SQ.FT.
10% OF UNSOLD PLOTS AREA REQUIRED		
FOR OSR	:	810 SQ.FT.
SOLD PLOTS	:	03 Nos.
UN SOLD PLOTS	:	08 Nos.
TOTAL NO. OF PLOTS	:	11 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 2550.00 SQFT GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 19338 /2024,DATED 29.10.2024.
- 3.OSR CHARGES OF Rs.10,00,000/-(RUPEES TEN LAKHS ONLY) REMITTED INSTEAD OF RESERVATION OF OSR AREA.

**CONDITIONS:**

- 1) As per G.O.(Ms).No:78 H&UD [UD4 (3)] Dept. dt. 04.05.2017 and G.O. (Ms). No. 172 H&UD[UD4 (3)] dept. dated. 13.10.2017the individual plots to be regularized separately after approval of layout framework subject to adhering the conditions stipulated in the Government Orders & Office Order No.15/2018 dated.12.12.2018.
- 2) Only those unapproved layouts where in a part or full number of plots have been sold through a registered sale deed as on 20th October 2016 shall be considered for regularization under these rules.
- 3) As per G.O.(Ms).No:172 H&UD [UD4 (3)] Dept. dt.13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
- 4) 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. The Local Body should ensure the old layout sketch has transformed into ground as a layout and its existence before regularising the individual plot.
- 5) Plot or Layout in part or whole, which is located in Public water body like channel / canal etc.,shall not be eligible for regularization.
- 6) The Local Body shall regularise the individual plot by considering the least extent of ownership documents i.e., patta & sale deed document.
- 7) Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage. Local Body should ensure the same before regularizing the individual plot in the layout framework.
- 8) The Regularisation of layout site was inspected by the Local Body and forwarded to CMDA with recommendation to accord framework approval. 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. Further connectivity of layout to the public road and internal road pattern shall be ensured by the Local Body before issuing final approval.
- 9) In-principle 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 from the Local Body (Poonamallee Panchayat Union) concerned based on the in-principle layout framework approved by CMDA.

**LEGEND**

	LAYOUT BOUNDARY
	ROAD
	SOLD OUT PLOTS
	UNSOLD PLOTS

P.P.D (Regularisation NO : 06 / L.O 2017) 2025

**APPROVED**

VIDE LETTER NO : Reg.L / 3309/2024  
DATE : 21/01 / 2025

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

REGULARISATION OF LAYOUT IN S.NO.346/2B1 OF KANNAPALAYAM VILLAGE, 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)) DEPARTMENT DT.13.10.2017, G.O. (Ms). No. 118 H & UD ((UD4 (3)) dept. dated.13.10.2017, G.O.(Ms) No.94, H & UD ((UD 4(1)) DEPARTMENT DT 16.03.2024

(SCALE : NOT TO SCALE)

