



**AREA STATEMENT**

TOTAL EXTENT(as per Document)	:	57935 SQ.FT.
TOTAL EXTENT(as on Site)	:	56172 SQ.FT.
ROAD AREA	:	13040 SQ.FT.
PLOTTABLE AREA	:	43132 SQ.FT.
SOLD OUT AREA	:	5175 SQ.FT.
UNSOLD AREA	:	37957 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	3796 SQ.FT.
OSR PROVIDED	:	3826 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	:	34131 SQ.FT.
PLOT NO'S ( 39 & 40 ) RESERVD FOR OSR	:	02 Nos.
SOLD PLOTS	:	06 Nos.
UN SOLD PLOTS	:	33 Nos.
TOTAL NO. OF PLOTS	:	41 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 13040 SQFT AND PARK AREA 3826 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.16300/2022 DATED 30.11.2022.

**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 be 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 (Regularisation NO : 10 / L.O 2017) 2023

APPROVED

VIDE LETTER NO : Reg.L / 15305 / 2021  
DATE : 12 / 01 / 2023

OFFICE COPY  
FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.20/2, 3, 4B1 & 39/1, 2 OF ORAKKADU 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)

