



AREA STATEMENT

TOTAL EXTENT (as per document)	:	1,65,511.40 SQ. FT.
ROAD AREA	:	49,458.40 SQ. FT.
PLOT AREA	:	1,16,053.00 SQ. FT.
SOLD OUT AREA	:	3,569.00 SQ. FT.
UNSOLD AREA	:	1,12,484.00 SQ. FT.
OSR REQUIRED	:	11,248.40 SQ FT.
OSR PROVIDED	:	11,500.00 SQ FT.
OSR Plots (OSR Plot)	:	01 No.
No. of Sold out Plots	:	03 Nos.
No. of unsold plots	:	120 Nos.
NOTE No. of plots	:	124 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 OF 49,458.40 SQ. FT AND PARK AREA OF 11,500.00 SQ. FT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO10870/2023, DATED 11.07.2023.

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 layout 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 sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The Chief Engineer, WRD has furnished NOC vide letter No. DB/TS(3)/F-6341, Sirunyam village / 2023, dated 09.08.2023 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 6) 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 : 109**
L.O (2017) **2023**

APPROVED

VIDE LETTER NO : Reg.L/1923/2023
 DATE : 28 / 08 / 2023

OFFICE COPY

FOR MEMBER SECRETARY
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.150/6pt, 150/7pt, 151/3pt, 155/1, 155/4, 158, 159/1B, 159/2B & 162/2 of SIRUNIYAM VILLAGE WITHIN 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)

