



AREA STATEMENT

TOTAL EXTENT	:	98446 SQ.FT.
ROAD AREA	:	36726 SQ.FT.
PLOTTABLE AREA	:	61720 SQ.FT.
SOLD OUT AREA	:	31720 SQ.FT.
UNSOLD AREA	:	30000 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	3000 SQ.FT.
OSR PROVIDED	:	3335 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	26665 SQ.FT.
PLOT NO'S (53) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	35 Nos.
UN SOLD PLOTS	:	27 Nos.
TOTAL NO. OF PLOTS	:	63 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 36726 SQFT AND PARK AREA 3335 SQFT GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 12257 / 2023 DATED 09.11.2023.

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 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.
- 6) Plot Number 49 is missing and not assigned in this layout

LEGEND

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS

P.P.D (Regularisation NO : 12 / 2017) L.O 2024

APPROVED

VIDE LETTER NO : Reg.L / 9062 / 2019
DATE : 31 / 01 / 2024

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.408/1, 410/2B2, 412/2,3,4 & 413/1B OF PALANTHANDALAM VILLAGE OF KUNDRATHUR 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)

