



**AREA STATEMENT**

TOTAL EXTENT	:	7450.00 SQ. M.
ROAD AREA	:	1159.20 SQ. M.
PLOTTABLE AREA	:	6290.80 SQ. M.
SOLD OUT AREA	:	2324.50 SQ. M.
UNSOLD AREA	:	3966.30 SQ. M.
10% OF THE UNSOLD PLOTS		
OSR REQUIRED	:	397.00 SQ. M.
OSR PROVIDED	:	400.00 SQ. M.
UNSOLD AREA (EXCLUDING 10 % OF OSR)	:	3566.30 SQ. M.
OSR Plots (Plot No. 33)	:	01 No
No. of Sold out Plots	:	03 Nos.
No. of unsold plots	:	29 Nos.
Total No. of plots	:	33 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 1159.20 SQ M AND PARK AREA OF 400.00 SQM GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.6953/2023, DATED 05.08.2023.

**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 NOC issued by Tahsildar, Kundrathur Taluk in R.C.No.269/2023/A1, dated 02.06.2023 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 6) The PWD letter No. DB/ T5(3)/F 005828/ (GERUGAMBAKKAM) 09996/2023, dated 13.12.2023 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 7) 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 2017)NO : 123  
**L.O** : 2023

VIDE LETTER NO : Reg.L/242/2023  
 DATE : 21/12/2023

**OFFICE COPY**

FOR DEPUTY PLANNER  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.548/2 & 598 OF GERUGAMBAKKAM VILLAGE WITHIN 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)