



**AREA STATEMENT**

TOTAL EXTENT	:	97574 SQ.FT.
ROAD AREA	:	25931 SQ.FT.
PLOTTABLE AREA	:	71643 SQ.FT.
SOLD OUT AREA	:	52049 SQ.FT.
UNSOLD AREA	:	19594 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	1959 SQ.FT.
OSR PROVIDED	:	2019 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	:	17575 SQ.FT.
PLOT NO'S ( 53 ) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	50 Nos.
UN SOLD PLOTS	:	13 Nos.
TOTAL NO. OF PLOTS	:	64 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 25931 SQFT AND PARK AREA 2019 SQFT GIFTED TO THE COMMISSIONER, KUNDRATHUR MUNICIPALITY VIDE GIFT DEED DOCUMENT NO. 24135 / 2023 DATED 24.11.2023.

**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) The Commissioner, Kandrathur Panchayat Union has to ensure that roads are formed as shown in the plan and according to the conditions stipulated in PWD letter no.DB/ T5(3) /F-Kundrathur-009650/2019/13.11.2019 the compliance to be obtained from PWD by local body before issuing the final approval.

**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- PARK
- SOLD OUT PLOTS
- UNSOLD PLOTS
- EXISTING CHANNEL

P.P.D (Regularisation NO : 13 / 2017) L.O 2024

APPROVED

VIDE LETTER NO : Reg.L / 9063 / 2019

DATE : 31 / 01 / 2024

OFFICE COPY

for DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.115/1A,1B,1C, 113/2,3A,3B,3C OF KUNDRATHUR VILLAGE, KUNDRATHUR MUNICIPALITY 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)

