

S.No:148

**AREA STATEMENT**

TOTAL EXTENT (as per Document)	: 40075 SQ.FT.
TOTAL EXTENT (as on site)	: 36316 SQ.FT.
ROAD AREA	: 8114 SQ.FT.
PLOTTABLE AREA	: 28202 SQ.FT.
SOLD OUT AREA	: 8563 SQ.FT.
UNSOLD AREA	: 19639 SQ.FT.
10% OF THE TOTAL AREA	
OF UN SOLD PLOTS REQUIRED FOR OSR	: 1964 SQ.FT.
OSR PROVIDED(PARK)	: 1974 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	: 17665 SQ.FT.
PLOT NO'S (06) RESERVD FOR OSR	: 01 Nos.
SOLD PLOTS	: 05 Nos.
UN SOLD PLOTS	: 11 Nos.
TOTAL NO. OF PLOTS	: 17 Nos.

**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD BR RULE 47
2. ROAD AREA OF 8114 SQ FT AND PARK AREA 1974 SQ FT GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 19097 / 2023 DATED 13.12.2023

**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) The Commissioner, Poonamallee Panchayat Union has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5 (3) /F.00725/NOC Nadukuthagai village /004477/2023/Dated.23.06.2023 should be strictly adhered and compliance should be ensured by local body before issue of final approval of 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 : 14 / 2017) L.O 2017) 2024

APPROVED

VIDE LETTER NO : Reg.L / 18170 / 2023

DATE : 01 / 02 / 2024

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FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



S.No.:149/1A2A

S.No.:149/2A2

S.No:149/2B & 3

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.149/1A1B, 1A1C & 2A1A OF NADUKUTHAGAI VILLAGE, POONAMALLEE 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)