

## AREA STATEMENT

TOTAL EXTENT 19186 SQ.FT.

ROAD AREA
PLOTTABLE AREA
SOLD OUT AREA
UNSOLD AREA
$10 \%$ OF THE UN SOLD PLOTS
AREA REQUIRED FOR OSR
1562 SQ.FT.
OSR PROVIDED
1609 SQ.FT
UNSOLD AREA (EXCLUDING $10 \%$ OF OSR) 14008 SQ.FT.
PLOT NO (7) RESERVED FOR OSR
01 Nos.
SOLD PLOTS
02 Nos.
UN SOLD PLOTS
14 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 TNCDBR RULE 47
2. ROAD AREA 1839 SQ.FT. AND PARK AREA 1609 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 6757/2021 DATED 29.03.2021.
$\frac{\text { CONDITIONS: }}{\text { 1) As per G.O.(Ms). No. } 78 \text { H \& UD UD4 (3) department dt. } 04.05 .2017 \text { and G.O. (Ms). No. } 172 \text { H \& UD(UD4 }}$ (3) dept dated 13.102017 the individual plot to be regurised separately ffer approval of lay ont famework.
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 nectivity 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 subjec to comnectivty 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 existance, 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
5) The Commissioner, Kundrathur 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/ TS(3) /F-NOC-Kozhumanivakkam/2020 21.01.2021 and the compliance to be obtained from PWD by local body before issuing the final approval
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 <br> LAYOUT BOUNDARY ROAD PARK SOLD OUT PLOTS <br> INSOLD PLOTS

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO. $70 / 1 \mathrm{~A}, 1 \mathrm{~B}$ AT KULAMANIVAKKAM VILLAGE, 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


