



**AREA STATEMENT**

TOTAL EXTENT	: 2298879 SQ.FT.
LAND FALLS UNDER CRZ-II (NOT TO BE REGULARISED)	: 568853 SQ.FT
BALANCE EXTENT TO BE REGULARISABLE + OSR (1687426+42600)	: 1730026 SQ.FT
ROAD AREA	: 277760 SQ.FT.
PLOTTABLE AREA	: 1452266 SQ.FT.
SOLD OUT AREA	: 1028242 SQ.FT.
UNSOLD AREA	: 424024 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	: 42402 SQ.FT.
OSR PROVIDED IN CRZ-II AREA (Plot Nos.233 To 245)	: 42600 SQ.FT.
SOLD PLOTS	: 198 Nos.
UN SOLD PLOTS	: 106 Nos.
TOTAL NO. OF PLOTS	: 304 Nos.

**NOTE:**

- A SPPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD & BR- 2019.
- ROAD AREA 277760 SQFT AND PARK AREA 42600 SQFT GIFTED TO THE COMMISSIONER, GREATER CHENNAI CORPORATION VIDE GIFT DEED DOCUMENT NO. 5384/2019, DATED 24.06.2019

- CONDITIONS:**
- 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
  - 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.
  - Only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20 th October 2016 shall be Considered for regularization under these rules.
  - As per G.O.(Ms),No.172H & UD ( UD4 (3) Dept dt. 13.10.2017 OSR charges are exempted for the plots sold on or before 20.10.2016.
  - Plots / Sub-divisions / Layouts shall be regularised under these rules only for "Residential Usage".
  - 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 reference to the FMB of the site by local body and the applicant
  - The Local Body shall regularize the individual plot in conformity with Rule 19, Annexure-XVII [H] & Appendix-4 of TNCD & BR-2019 and G.O.Ms.No.14 H&UD Dept. Dated 24.10.2018 in respect to Aquifer Recharge Area.
  - The Survey Numbers falls in CRZ-II 100 meters from Buckingham Canal not to be regularized.
  - The Commissioner, Greater Chennai Corporation requested to ensure compliance of all the conditions stipulated in PWD letter No. DB/T5(3)/F-1 Sholinganallur/2018/dated 24.01.2019.
  - The Survey Nos. 57/2,82/3A,4A,4B,5A, 86/1,90/2F,2H2,91/1D,93/2,3 are registered after cut-off date 20-10-2016. Hence these survey numbers are deleted from the layout boundary.
  - The Unsold Plot Nos 233 To 245 are lying within layout boundary and within CRZ-II area are provided for OSR Area.
  - The applicant executed deed of undertaking dated 03.05.2019 to the effect that while obtaining fresh layout approval from Greater Chennai Corporation for the lands registered after cut off date 20.10.2016, will ensure that the circulation pattern within the layout without any hindrance to the plot owners.

**LEGEND**

[Solid line]	LAYOUT BOUNDARY
[Dashed line]	ROAD
[Stippled area]	PARK
[Diagonal lines]	SOLD OUT PLOTS
[White area]	UNSOLD PLOTS
[Cross-hatched area]	CRZ-II - NOT TO BE REGULARIZED

ROAD PORTION GIFTED VIDE DOCUMENT NUMBER 4026/2005 IN S.NO.14/3A1 & S.NO.25PT

EAST COAST ROAD TO CHENNAI

P.P.D / L.O (Regularisation NO : 1550 / 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L/7609/2018  
DATE : 10/07/2019

OFFICE COPY

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



REGULARISATION OF PART LAYOUT FRAMEWORK IN S.NO. 21/2Bpt,2C,2Dpt, 22/1Pt, 23/1Apt,2Apt, 29pt, 31/1pt,2A,2Bpt, 3A, 3Bpt, 32/1Cpt,3pt,5pt,6, 33pt, 37pt, 38pt, 39, 40, 41, 42/1,2pt,3pt,5,6,7,8,11, 48, 49, 50, 51, 52pt, 53, 54, 55, 56pt, 59pt, 60pt, 62pt, 63pt, 64, 65, 66, 67, 70, 71,72/1A,1B,2,3,4,5,7B, 73/1,2,3A1, 3A2, 3B,4,6,7, 74/1A,1Bpt,1C, 79/1A1, 1A2,1A3,1B,1C1,1D1, 80, 81/1B, 1C1, 1C2, 3C1pt,3C2, 82pt, 83, 84, 85/1, 86/2Bpt, 89/2pt,3B1,3B2,3B3,5,6, 90/2Dpt,2Ept,2G,2H1,2I, 91pt, 92/1, 93pt, 94/2, 95, 96 AT SHOLINGANALLUR VILLAGE OF GREATER CHENNAI CORPORATION 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)