

**AREA STATEMENT**

TOTAL EXTENT (AS PER DRAWING)	:	167278.00 SQ.FT
(AS PER DOCUMENT)	:	175983.00 SQ.FT
ROAD AREA	:	38569.00 SQ.FT
PLOTTABLE AREA	:	137414.00 SQ.FT.
SOLD OUT AREA	:	105193.00 SQ.FT.
UNSOLD AREA	:	32221.00 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	3222.00 SQ.FT.
OSR PROVIDED	:	3367.00 SQ.FT.
PLOT NO'S (384 , 316 & 317)	:	
RESERVED FOR OSR	:	03 Nos.
SOLD PLOTS	:	102 Nos.
UN SOLD PLOTS	:	19 Nos.
TOTAL NO. OF PLOTS	:	124 Nos.






**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD & BR RULE 29.
2. ROAD AREA 38569 SQ.FT. AND PARK AREA 3367 SQ.FT. GIFTED TO THE COMMISSIONER, VILLIVAKKAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 9644/ 2019 DATED 05.07.2019

**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) 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.
- 4) 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.
- 5) Plots / Sub-divisions / Layouts shall be regularised under these rules only for "Residential Usage".
- 6) The Local Body should ensure the layout sketch has transformed into gorund 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.

**LEGEND**

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

P.P.D (Regularisation 2017) NO : 1643  
L.O : 2019

APPROVED

VIDE LETTER NO :Reg.Layout /17650/ 2018  
DATE : 29/ 07/2019

OFFICE COPY  
FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



REGULARISATION OF PART LAYOUT FRAMEWORK IN S.NO. 7/1A1,7/1A2 & 14/1A1A AT ARAKKAMPAKKAM VILLAGE OF VILLIVAKKAM 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 : 1" = 66' (ALL MEASUREMENTS ARE IN FEET)

