



LEGEND

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS

AREA STATEMENT

TOTAL EXTENT	:	134165 SQ.FT.
ROAD AREA	:	40188 SQ.FT.
PLOTTABLE AREA	:	93977 SQ.FT.
SOLD OUT AREA	:	2340 SQ.FT.
UNSOLD AREA	:	91637 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	9164 SQ.FT.
OSR PROVIDED	:	9198 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	82439 SQ.FT.
PLOT NO'S (PARK-I,II 213,214,215, 216, 217 & 218) RESERVD FOR OSR	:	06 Nos.
SOLD PLOTS	:	03 Nos.
UN SOLD PLOTS	:	114 Nos.
TOTAL NO. OF PLOTS (170 TO 291)	:	123 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 40188 SQ.FT. AND PARK AREA 9198 SQ.FT. GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 7687/ 2019 DATED 16.08.2019.

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 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 applicant.
- 7) The Sholavaram Panchayat Union Requested to ensure that roads are formed as shown in the plan and compliance of all conditions stipulated by PWD in there Letter No. DB / T5 (3) / F-Sholavaram Village - I & C/2019/M/27.06.2019 shall obtain a letter from PWD conforming the compliance of conditions, before sanctioning and regularisation of the unapproved layout.

P.P.D (Regularisation NO : 1709 / L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L / 8401 / 2019
DATE : 22 / 08/ 2019

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.322/2,3, 306/1,3 & 383/4A,4B1 AT SHOLAVARAM VILLAGE OF SHOLAVARAM 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)

