



AREA STATEMENT

TOTAL EXTENT	:	21529	SQ.FT.
ROAD AREA	:	2830	SQ.FT.
PLOTTABLE AREA	:	18699	SQ.FT.
SOLD OUT AREA	:	5353	SQ.FT.
UNSOLD AREA	:	13346	SQ.FT.
10% OF THE TOTAL AREA			
OF UN SOLD PLOTS REQUIRED FOR OSR	:	1335	SQ.FT.
OSR PROVIDED	:	1368	SQ.FT.
PLOT NO'S (01) RESERVED FOR OSR	:	01	Nos.
SOLD PLOTS	:	04	Nos.
UN SOLD PLOTS	:	11	Nos.
TOTAL NO. OF PLOTS	:	16	Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER DR 29.
2. ROAD AREA 2830 SQ.FT. AND PARK AREA 1368 SQ.FT. GIFTED TO THE COMMISSIONER, THIRUVALLUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 8619/2019 DATED 18.07.2019

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 Oeder No.15/2018 dated 12.12.2018 the regularisation of layout framework approved.
- 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" and subject to connectivity of layout to the public road and internal road pattern, shall be ensured by the local body.
- 6) The Local Body should ensure the layout sketch has transformed into gorund 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.

LEGEND

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

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.402/1A AT PAKKAM VILLAGE OF THIRUVALLUR 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)

P.P.D (Regularisation NO : 1710
L.O (2017) 2019

APPROVED

VIDE LETTER NO : Reg.L / 7557 / 2018
 DATE : 30 / 08 / 2019

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 FOR DEPUTY PLANNER
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY

