



AREA STATEMENT

TOTAL EXTENT	:	88805	SQ.FT.
ROAD AREA	:	23796	SQ.FT.
PLOTTABLE AREA	:	65009	SQ.FT.
SOLD OUT AREA	:	14991	SQ.FT.
UNSOLD AREA	:	50018	SQ.FT.
10% OF THE TOTAL AREA			
OF UN SOLD PLOTS REQUIRED FOR OSR	:	5002	SQ.FT.
OSR PROVIDED	:	5041	SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	44977	SQ.FT.
PLOT NO'S (21 TO 23 & 30 TO 32)			
RESERVED FOR OSR	:	06	Nos.
SOLD PLOTS	:	16	Nos.
UN SOLD PLOTS	:	58	Nos.
TOTAL NO. OF PLOTS	:	80	Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER DR 29.
2. ROAD AREA 23796 SQFT AND PARK AREA 5041 SQFT GIFTED TO THE COMMISSIONER, GREATER CHENNAI CORPORATION VIDE GIFT DEED DOCUMENT NO. 5614 / 2019 DATED 01.07.2019 & RECTIFICATION DEED 2794 / 2019 DATED 28.08.2019.

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 framework 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" 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 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 respect to the FMB of the site by local body and the applicant.
- 7) Applicant has to comply all the conditions of PWD vide Chief Engineer, Water Resources Department(WRD), Chennai Region, Chepauk, Chennai-600 005, Letter No.DB/T5(3)/F-I-Semmancheri-365/2018/28.01.2019 before issuing of Regularisation of unapproved layout by the Competent Authority(Local Body).

LEGEND

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

P.P.D (Regularisation NO : 1752
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L / 1047 / 2018

DATE : 17 / 09 / 2019

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.365/2B AT SEMMANCHERI 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)

