



AREA STATEMENT

TOTAL EXTENT	:	13848 SQ.FT.
ROAD AREA	:	2535 SQ.FT.
PLOTTABLE AREA	:	11313 SQ.FT.
SOLD OUT AREA	:	1355 SQ.FT.
UNSOLD AREA	:	9958 SQ.FT.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	996 SQ.FT.
OSR PROVIDED	:	1120 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	8838 SQ.FT.
SOLD PLOTS	:	01 Nos.
UN SOLD PLOTS	:	08 Nos.
TOTAL NO. OF PLOTS	:	09 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD & BR RULE 47.
2. ROAD AREA 2535 SQ.FT. AND PARK AREA 1120 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, KUNDRATHUR TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 14495/2019 DATED 09.09.2019 AND RECTIFIED GIFT DEED DOCUMENT NO.18870/2019 DATED 18.11.2019

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" 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.

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.78/3PT & 79/1B1 AT KUNDRATHUR VILLAGE OF KUNDRATHUR TOWN PANCHAYAT 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 : 1822
L.O 2017) 2019

APPROVED

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

