

**AREA STATEMENT**

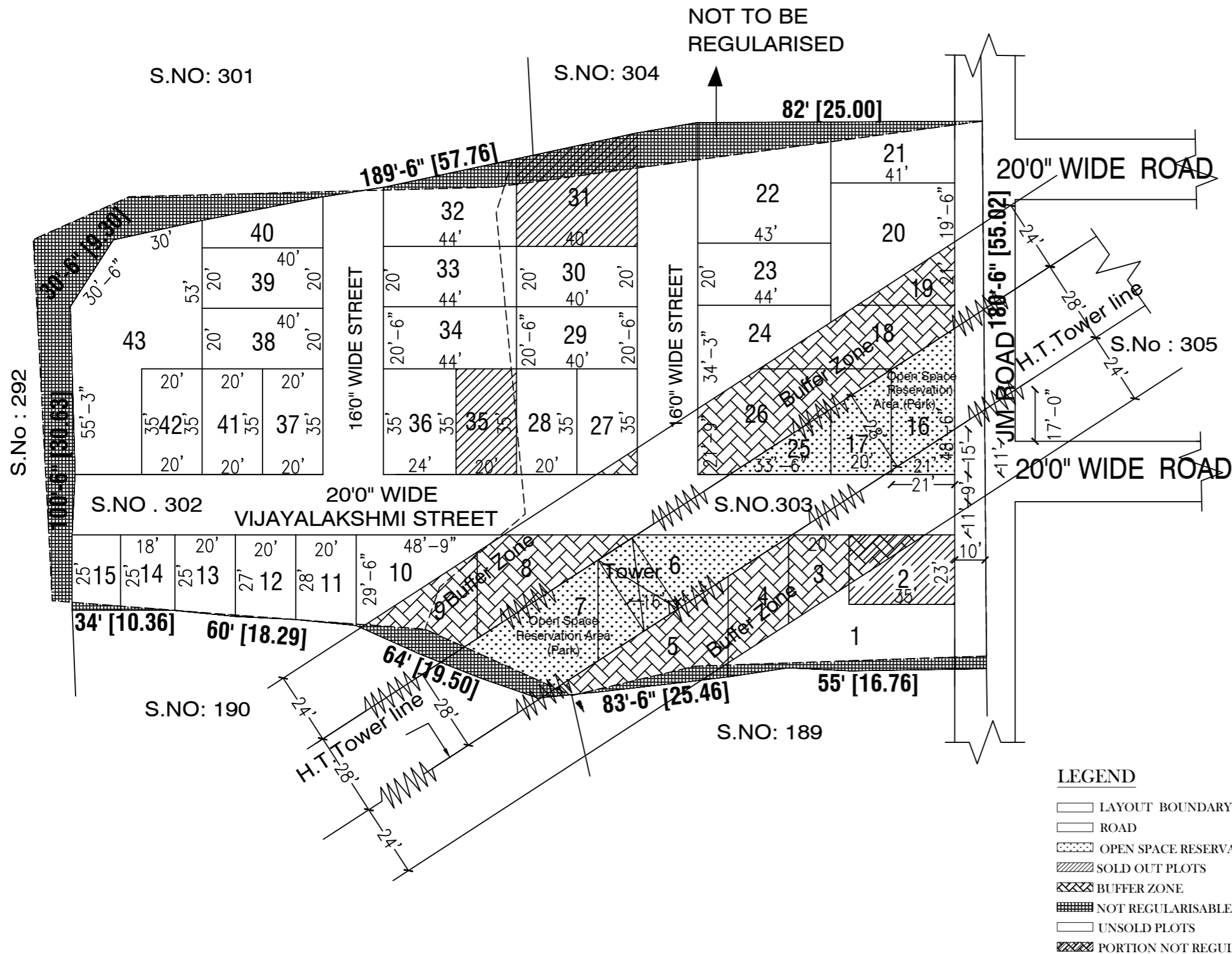
TOTAL EXTENT (1.10 AC)	:	47,916 SQFT.
ROAD AREA	:	11,410 SQFT.
PLOTTABLE AREA	:	36,506 SQFT.
SOLD OUT AREA	:	2,558 SQFT.
UNSOLD AREA	:	33,948 SQFT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS AREA REQUIRED FOR OSR	:	3,395 SQFT.
OSR PROVIDED	:	4,055 SQFT.
BUFFER ZONE PROVIDED	:	5988 SQ.FT.
UNSOLD AREA (EXCLUDING 10 % OF OSR & BUFFER ZONE AREA )	:	23,905 SQ.FT.
PLOT Nos. (6,7,16,17 & 25) ARE RESERVED FOR OSR	:	5 Nos
BUFFER ZONE (3,4,5,8,9,18,19 & 26)	:	8 Nos
SOLD PLOTS	:	3 Nos
UN SOLD PLOTS	:	27 Nos
TOTAL NO. OF PLOTS	:	43 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 11410 SQ.FT. AND PARK AREA 4055 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 3364/ 2019 DATED 18.09.2019

**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 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) As per G.O.(Ms).No.78 H & UD ( UD4 (3) Dept dt.04.05.2017 and G.O.(Ms). No.172 H & UD(UD4 (3) dept. dated.13.10.2017, Rule 4 (7) underneath the alignment of high tension and extra high voltage electric line including tower line provided with the buffer zone and prohibited for any development local body should ensure the same before regularising the individual plot in the layout.



**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- OPEN SPACE RESERVATION AREA (PARK)
- SOLD OUT PLOTS
- BUFFER ZONE
- NOT REGULARISABLE
- UNSOLD PLOTS
- PORTION NOT REGULARISABLE

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.302 & 303 AT THIRUMAZHISAI VILLAGE OF THIRUMAZHISAI 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 : 1824  
L.O 2017) 2019

APPROVED  
VIDE LETTER NO : Reg.L / 6556 / 2018  
DATE : 27 / 09 / 2019

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FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

