



AREA STATEMENT

TOTAL EXTENT	:	279873 SQ.FT.
ROAD AREA	:	76768 SQ.FT.
PLOTTABLE AREA	:	203105 SQ.FT.
SOLD OUT AREA	:	187693 SQ.FT.
UNSOLD AREA	:	15412 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR OSR PROVIDED	:	1541 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	13848 SQ.FT.
PLOT NO'S (273A,274 & 275) RESERVED FOR OSR	:	03 Nos.
SOLD PLOTS	:	281 Nos.
UN SOLD PLOTS	:	20 Nos.
TOTAL NO. OF PLOTS	:	304 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 76768 SQ.FT. AND PARK AREA 1564 SQ.FT. GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 8542/ 2019 DATED 09.09.2019

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" 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) 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 - Inundation - Padiyanallur/2019/M/28.03.2019 shall obtain a consent from PWD conforming the compliance of conditions, before sanctioning and regularisation of the unapproved layout.
- 8) The continuous number of 276 is not assigned in the unapproved layout.

LEGEND

- LAYOUT BOUNDARY
- ROAD
- PARK
- SOLD OUT PLOTS
- UNSOLD PLOTS
- NOT TO BE REGULARISED

P.P.D (Regularisation NO : 1837
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L / 6543 / 2018
DATE : 03 / 10 / 2019

OFFICE COPY
FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO. 55/1A,1B,3,7, 56/2,3,4,5,6,7A OF PADIYANALLUR 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))

