

AREA STATEMENT

TOTAL EXTENT : 71259 SQ.FT.

ROAD AREA : 15704 SQ.FT.

ROAD AREA(Approach Road in : 910 SQ.FT.

S.No.270/7 & 8)

PLOTTABLE AREA : 54645 SQ.FT.

SOLD OUT AREA : 17265 SQ.FT.

UNSOLD AREA : 37380 SQ.FT.

10% OF THE TOTAL AREA

OF UN SOLD PLOTS REQUIRED FOR OSR : 3738 SQ.FT.

OSR PROVIDED(PARK) : 3891 SQ.FT.

UNSOLD AREA (EXCLUDING 10% OF OSR) : 33489 SQ.FT.

PLOT NO'S (32,33,34,35,36 & 37) RESERVD FOR OSR

ESERVD FOR OSR : 06 Nos.

SOLD PLOTS : 05 Nos.
UN SOLD PLOTS : 42 Nos.

TOTAL NO. OF PLOTS : 53 Nos.

NOTE:

- 1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
- ROAD AREA16614 SQFT AND PARK AREA 3891 SQFT GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.301/2023 DATED 11.01.2023.

CONDITIONS:

- . 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. 13.10.2017the individual plot to be regularised separately after approval of lay out framework.
- 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.
- 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.
- 4. The Local Body should ensure the layout sketch has transformed into ground 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.
- 5. The Commissioner, Sholavaram Panchayat Union has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5 (3) /F-10406 Sholavaram village /2022/dated.03.02.2022 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout.
- Regularisation of unapproved layout approval issued by CMDA under the regularisation of unapproved plots
 and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from
 the local body concerned.

LAYOUT BOUNDARY

PARK

WWW SOLD OUT PLOT

UNSOLD PLOTS

LEGEND

 $\frac{\text{P.P.D}}{\text{L.O}}$ (Regularisation NO : 2017)

APPROVED

VIDE LETTER NO : Reg.L / 3804 / 2022

DATE : 20 / 01/ 2023

OFFICE COPY

FOR DEPUTY PLANNER CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY





REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.268/1A, 1B, 269/1A,1B & 270/7(pt) & 8(pt) OF SHOLAVARAM VILLAGE, 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