



**AREA STATEMENT**

TOTAL EXTENT	: 309357 SQ.FT.
ROAD AREA	: 73460 SQ.FT.
PLOTTABLE AREA	: 235897 SQ.FT.
SOLD OUT AREA	: 95237 SQ.FT.
UNSOLD AREA	: 140660 SQ.FT.
10% OF UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 14066 SQ.FT.
OSR PROVIDED	: 14174 SQ.FT.
BUFFER ZONE PROVIDED FOR H.T.LINE (NO OTHER ACTIVITY IS PERMISSIBLE IN THE BUFFER ZONE)	: 16378 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR & BUFFER ZONE)	: 110108 SQ.FT.
PLOT NO'S (9,10,175,205,207,208 & 231) RESERVED FOR OSR	: 07 Nos.
BUFFER ZONE (8,169,173,174,204,206 & 230)	: 07 Nos
SOLD PLOTS	: 101 Nos.
UN SOLD PLOTS	: 127 Nos.
TOTAL NO. OF PLOTS	: 242 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 73460 SQ.FT. AND PARK AREA 14174 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 3725/ 2019 DATED 18.10.2019

**CONDITIONS:**

- 1) As per G.O.(Ms).No.78 H & 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) 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.
- 8) 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-Thirumazhisai Village-I/2019/M/ 31.07.2019 before issuing of Regularisation of unapproved layout by the Competent Authority(Local Body).

**LEGEND**

- LAYOUT BOUNDARY
- ▭ ROAD
- ▨ OSR LAND
- ▩ SOLD OUT PLOTS
- UNSOLD PLOTS
- ▨ BUFFER ZONE
- ▩ NOT TO BE REGULARISED

**P.P.D** (Regularisation NO : **1948**  
**L.O** 2017) **2019**

**APPROVED**

VIDE LETTER NO : Reg.L / 5806 / 2018  
DATE : 07 / 11 / 2019

**OFFICE COPY**

FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

**REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.307, 308, 325, 327, 328/2, 330/1, 351, 352, 354 & 357 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)

