

AREA STATEMENT

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|----------------------------------------------------------------------|---|---------------|
| TOTAL EXTENT | : | 628353 SQ.FT. |
| ROAD AREA | : | 155100 SQ.FT. |
| PLOTTABLE AREA | : | 473253 SQ.FT. |
| SOLD OUT AREA | : | 428222 SQ.FT. |
| UNSOLD AREA | : | 45031 SQ.FT. |
| 10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR OSR PROVIDED | : | 4503 SQ.FT. |
| UNSOLD AREA (EXCLUDING 10% OF OSR) | : | 40457 SQ.FT. |
| SOLD PLOTS | : | 420 Nos. |
| UN SOLD PLOTS | : | 47 Nos. |
| TOTAL NO. OF PLOTS | : | 467 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 155100 SQ.FT. AND PARK AREA 4574 SQ.FT. GIFTED TO THE COMMISSIONER, SHOLAVARAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 10349/ 2019 DATED 01.11.2019

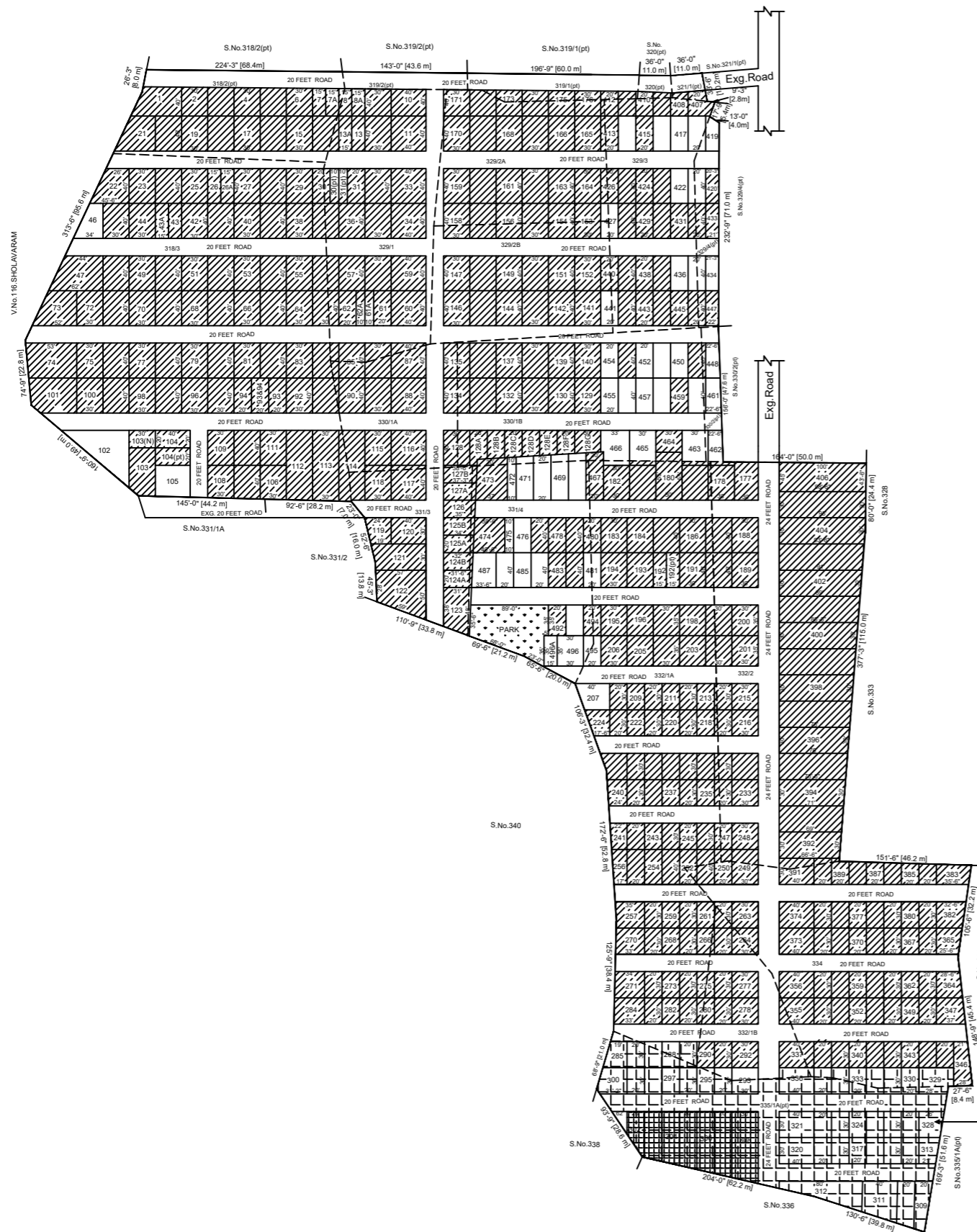
CONDITIONS:

- 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.
- 7) The conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-Angadu Village - I/2019/M/ 14.02.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.
- 8) As per the Second Master Plan CMA 2026 S.No.335 of Angadu Village assigned as water body. Therefore S.No.335 of Angadu Village is excluded from the Regularisation of layout

LEGEND

- LAYOUT BOUNDARY
- ▭ ROAD
- ▨ PARK
- ▩ SOLD OUT PLOTS
- ▧ UNSOLD PLOTS
- ▦ NOT TO BE REGULARISED

NOT TO BE REGULARISED
S.NO.335 OF ANGADU VILLAGE
LANDUSE ASSIGNED AS WATER BODY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.318/2Pt, 3, 319/1Pt, 2Pt, 320Pt, 321/1Pt, 329/1,2A,2B,3,4Pt, 330/1A,1B,2Pt, 331/3,4, 332/1A,1B,2 & 334 AT ANGADU 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)

P.P.D (Regularisation NO : 1981
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L/7561/2018

DATE : 12 / 11 / 2019

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

