

AREA STATEMENT

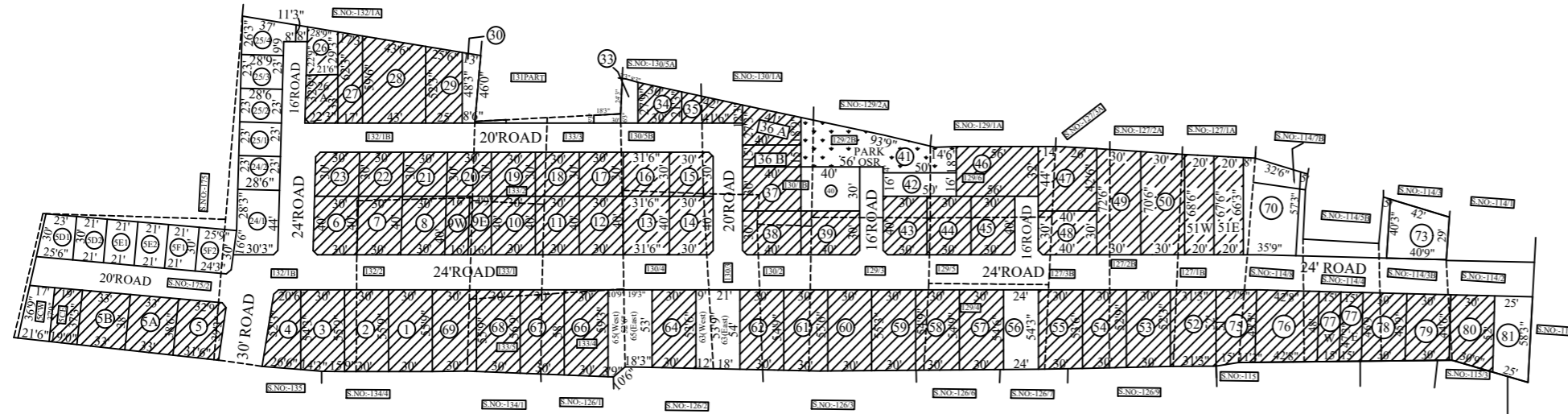
TOTAL EXTENT	:	152896 SQ.FT.
ROAD AREA	:	37434 SQ.FT.
PLOTTABLE AREA	:	115462 SQ.FT.
SOLD OUT AREA	:	90128 SQ.FT.
UNSOLD AREA	:	25334 SQ.FT.
10% OF THE TOTAL AREA		
OF UN SOLD PLOTS REQUIRED FOR OSR	:	2533 SQ.FT.
OSR PROVIDED	:	2571 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	22763 SQ.FT.
PLOT NO'S (41) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	70 Nos.
UN SOLD PLOTS	:	24 Nos.
TOTAL NO. OF PLOTS	:	95 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 37434 SQ.FT. AND PARK AREA 2571 SQ.FT. GIFTED TO THE COMMISSIONER, AVADI MUNICIPALITY VIDE GIFT DEED DOCUMENT NO. 15176/ 2019 DATED 21.10.2019

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 be 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-Koilpathagai - Inundation / 2019/dated.18.03.2019 and Revised NOC Letter No.DB/T5(3) /F- Kovilpathagai-Inundation / 2019/dated 29.07.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.
- 8) The layout comprising of total number of plots 95 and plot number 31,32,71,72 & 74 are missing & not assigned in the layout plan.



LEGEND

- LAYOUT BOUNDARY
- ▭ ROAD
- ▨ PARK
- ▩ SOLD OUT PLOTS
- UNSOLD PLOTS

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.114/2,3B,4,7B,8, 127/1B,2B,3B, 129/2B,3,4,5,6, 130/1B,2,3,4,5B, 132/1B,2, 133/1,2,3,4,5 & 175/2 AT KOVILPATHAGAI VILLAGE OF AVADI MUNICIPALITY 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 : **2002**
L.O 2017) **2019**

APPROVED

VIDE LETTER NO : Reg.L / 5693/ 2018

DATE : 28 / 11 / 2019

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

