

**AREA STATEMENT**

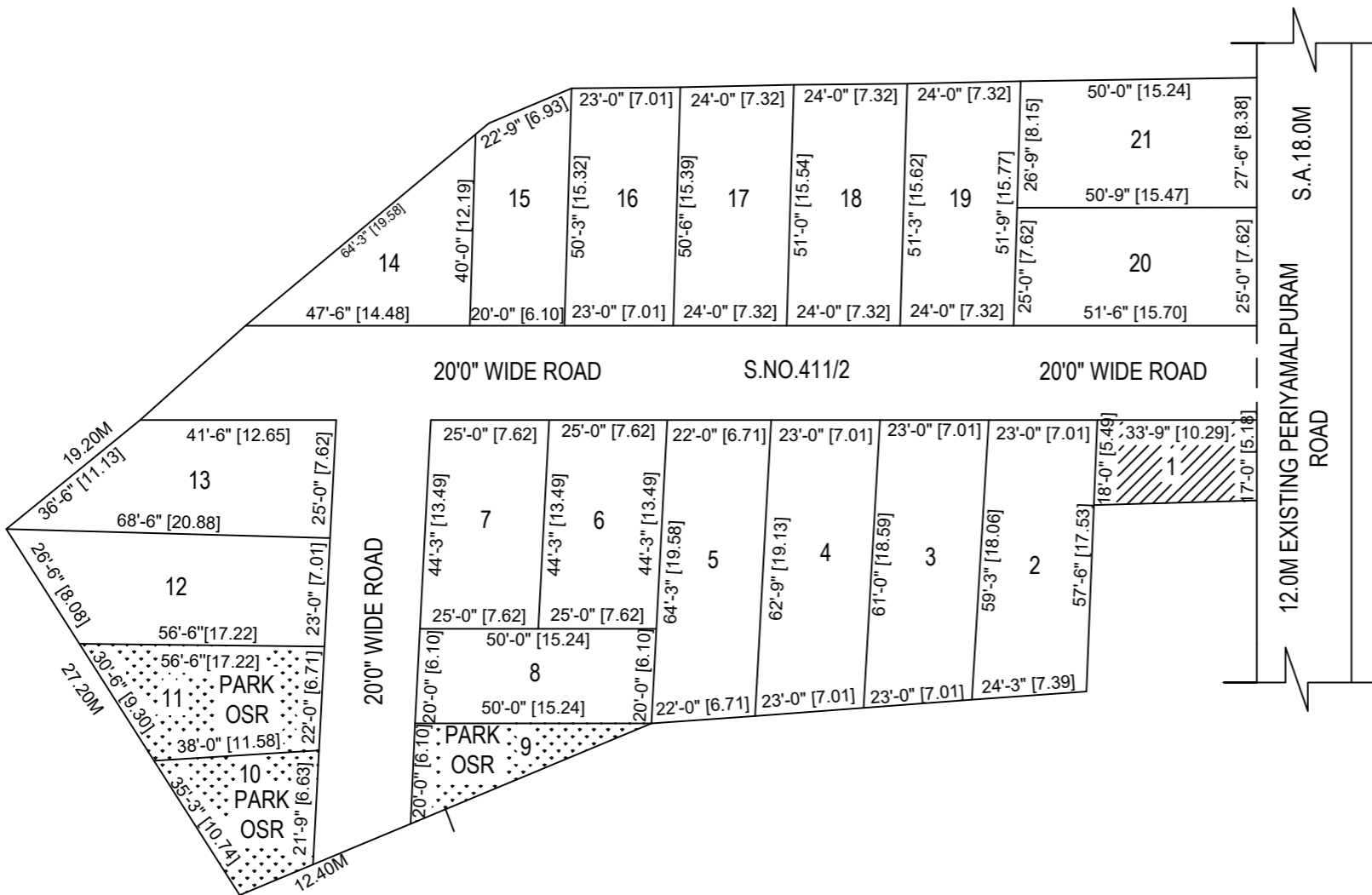
TOTAL EXTENT	:	30056 SQ.FT.
ROAD AREA	:	6563 SQ.FT.
PLOTTABLE AREA	:	23493 SQ.FT.
SOLD OUT AREA	:	597 SQ.FT.
UNSOLD AREA	:	22896 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	2290 SQ.FT.
OSR PROVIDED	:	2350 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	:	20546 SQ.FT.
PLOT NO'S ( 9,10 & 11 ) RESERVD FOR OSR	:	03 Nos.
SOLD PLOTS	:	01 Nos.
UN SOLD PLOTS	:	17 Nos.
TOTAL NO. OF PLOTS	:	21 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 6563 SQ.FT. AND PARK AREA 2350 SQ.FT. GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 6434 / 2019 DATED 25.11.2019

**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) As per Second Master Plan for Chennai Metropolitan Area the street alignment of Korattur to Periyapalayam Road is 18.0Mt. The street alignment will be provided by the individual plot owners as per the provision of Second Master Plan. Local Body (GCC) shall ensure the street alignment has been provided as per the provision of Master Plan before regularizing the individual plot.
- 8) The conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-Thiruninravur Village - I/2019/M/31.07.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.



**LEGEND**

- LAYOUT BOUNDARY
- ROAD
- PARK
- SOLD OUT PLOTS
- UNSOLD PLOTS

**REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.411/2Pt OF THIRUNINRAVUR VILLAGE OF POONAMALLEE 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 : 2036  
**L.O** 2017) 2019

**APPROVED**

VIDE LETTER NO : Reg.L / 7558 / 2018  
DATE : 06 / 12 / 2019

OFFICE COPY  
FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

