



**AREA STATEMENT**

TOTAL EXTENT	: 2314.30 SQ.M
ROAD AREA	: 321.72 SQ.M
PLOTTABLE AREA	: 1992.58 SQ.M
SOLD OUT AREA	: 267.55 SQ.M
UNSOLD AREA	: 1725.03 SQ.M
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	: 172.50 SQ.M
OSR PROVIDED	: 175.00 SQ.M
UNSOLD AREA( EXCLUDING 10 % OF OSR)	: 1550.03 SQ.M
PLOT NO'S ( 9 ) RESERVED FOR OSR	: 01 Nos.
SOLD PLOTS	: 01 Nos
UN SOLD PLOTS	: 11 Nos
TOTAL NO. OF PLOTS	: 13 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 321.72 SQ.M. AND PARK AREA 175 SQ.M. GIFTED TO THE COMMISSIONER, GREATER CHENNAI CORPORATION VIDE GIFT DEED DOCUMENT NO. 6364 / 2019 DATED 04.10.2019

**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" 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.

**LEGEND**

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

P.P.D (Regularisation NO : 2054  
L.O 2017) 2019

APPROVED  
VIDE LETTER NO : Reg.L/12170 / 2018  
DATE : 04 / 12 / 2019

OFFICE COPY  
FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN T.S.NO. 46/7 & 46/10 BLOCK NO.22, WARD B AT MADHAVARAM VILLAGE OF GREATER CHENNAI CORPORTAION 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)

