



**AREA STATEMENT**

TOTAL EXTENT	:	29185 SQ.FT.
ROAD AREA	:	5913 SQ.FT.
PLOTTABLE AREA	:	23272 SQ.FT.
SOLD OUT AREA	:	5525 SQ.FT.
UNSOLD AREA	:	17747 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	1775 SQ.FT.
OSR PROVIDED	:	1800 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	:	15947 SQ.FT.
PLOT NO'S ( 21 & 22 ) RESERVD FOR OSR	:	02 Nos.
SOLD PLOTS	:	09 Nos.
UN SOLD PLOTS	:	20 Nos.
TOTAL NO. OF PLOTS	:	31 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 5913 SQ.FT. AND PARK AREA 1800 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 18264 / 2019 DATED 08.11.2019

**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".
- 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 Deputy Superintending Archaeological Chemist, Chennai Circle (DSAC) informed in letter No.33/SUB/2018/3848 dated 15.10.2018 informed that Regularization of unapproved plots in layout does not come under the purview of AMASR Act, 2010. However, NOC should be obtained from the Competent Authority for Tamil Nadu, Chennai for any construction / repair & renovation in the regulated area / prohibited area respectively. The layout framework is approved subject to the conditions of DSAC Chennai should be strictly adhered.

**LEGEND**

	LAYOUT BOUNDARY
	ROAD
	OSR (LAND)
	SOLD OUT PLOTS
	UNSOLD PLOTS

P.P.D (Regularisation NO : 2056 / 2017)  
 L.O 2017  
**APPROVED**  
 VIDE LETTER NO : Reg.L / 13408 / 2018  
 DATE : 05 / 12 / 2019

FOR DEPUTY PLANNER  
 CHENNAI METROPOLITAN  
 DEVELOPMENT AUTHORITY



**REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.432/1 & 433/1A2 OF SIRUKULATHUR VILLAGE OF KUNDRATHUR 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)