



AREA STATEMENT

TOTAL EXTENT	:	133294 SQ.FT.
ROAD AREA	:	31574 SQ.FT.
PLOTTABLE AREA	:	101720 SQ.FT.
SOLD OUT AREA	:	51590 SQ.FT.
UNSOLD AREA	:	50130 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	:	5013 SQ.FT.
OSR PROVIDED	:	5090 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	45040 SQ.FT.
PLOT NOS (21,23A,23B,24A,24B & 25) RESERVED FOR OSR	:	06 Nos.
SOLD PLOTS	:	63 Nos.
UN SOLD PLOTS	:	56 Nos.
TOTAL NO. OF PLOTS	:	125 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 31574 SQ.FT. AND PARK AREA 5090 SQ.FT. GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 17349 / 2019 DATED 10.12.2019

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 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 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-Thiruninravur Village - I/2019/M/ 31.10.2019 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

P.P.D (Regularisation NO : 2093
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L/ 15706 /2018

DATE : 17 / 12 / 2019

OFFICE COPY
FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.382/4B1 & 4B2 AT 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)

