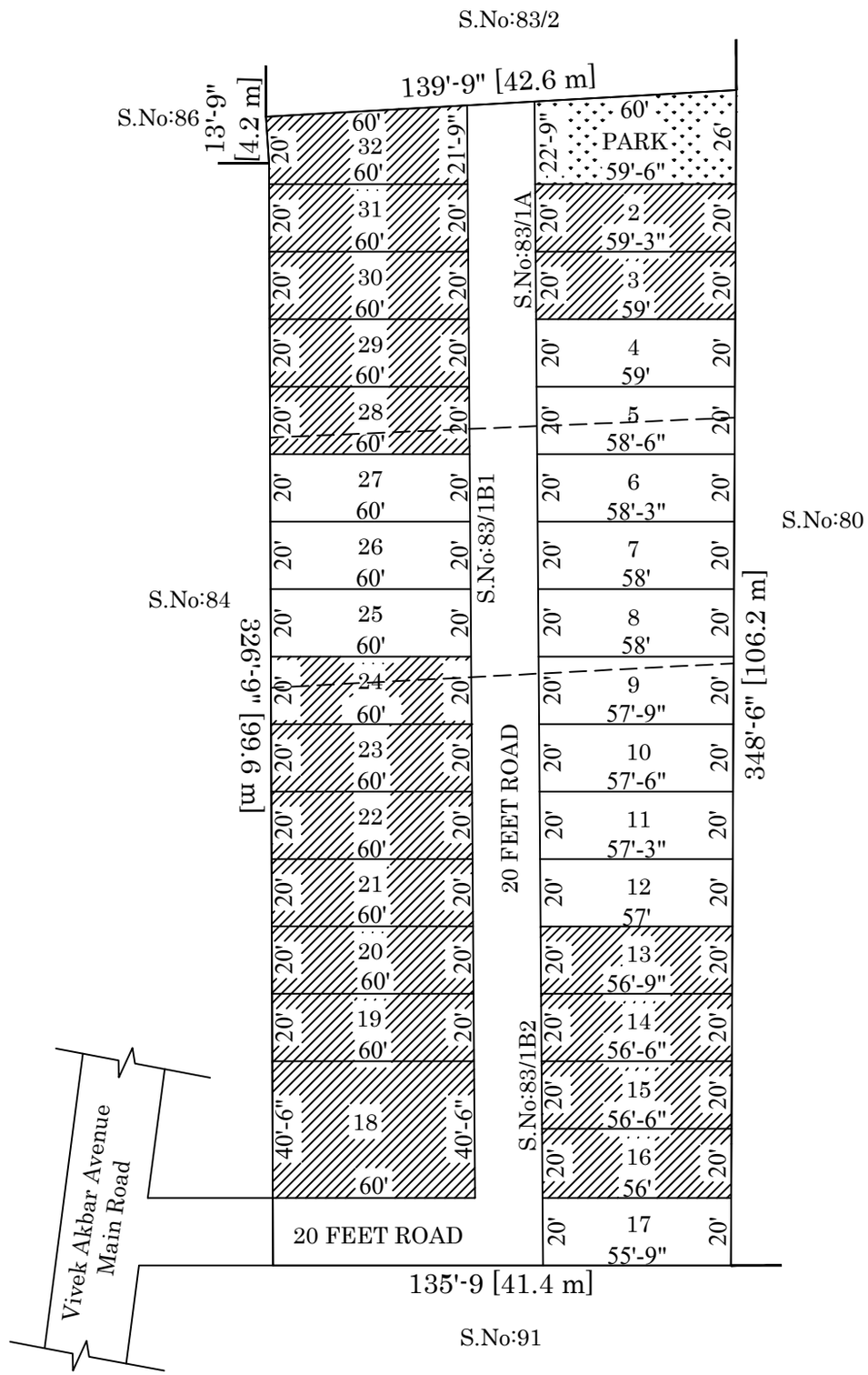

AREA STATEMENT

TOTAL EXTENT	:	46174	SQ.FT.
ROAD AREA	:	8086	SQ.FT.
PLOTTABLE AREA	:	38088	SQ.FT.
SOLD OUT AREA	:	22604	SQ.FT.
UNSOLD AREA	:	15484	SQ.FT.
10% OF UN SOLD PLOTS			
AREA REQUIRED FOR OSR	:	1548	SQ.FT.
OSR PROVIDED	:	1568	SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	13916	SQ.FT.
PLOT NO (1) RESERVED FOR OSR	:	01	Nos.
SOLD PLOTS	:	18	Nos.
UN SOLD PLOTS	:	13	Nos.
TOTAL NO. OF PLOTS	:	32	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 8086 SQ.FT. AND PARK AREA 1568 SQ.FT. GIFTED TO THE COMMISSIONER, PUZHAL PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.10232 / 2019 DATED 30.10.2019

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. 13.10.2017the 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 saledeed 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 connectivty 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 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 / L.O (Regularisation 2017) NO : **2094 / 2019**

APPROVED

VIDE LETTER NO : Reg.L / 22894 / 2018

DATE : 18/12/2019

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.83/1A, 1B1, 1B2 AT THEERTHAKIRIYAMPATTU VILLAGE OF PUZHAL 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)