



**AREA STATEMENT**

TOTAL EXTENT	:	32017 SQ.FT.
ROAD AREA	:	10160 SQ.FT.
PLOTTABLE AREA	:	21857 SQ.FT.
SOLD OUT AREA	:	3294 SQ.FT.
UNSOLD AREA	:	18563 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	1856 SQ.FT.
OSR PROVIDED	:	1890 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	:	16673 SQ.FT.
PLOT NO'S ( 22,27 & 28) RESERVD FOR OSR	:	03 Nos.
SOLD PLOTS	:	05 Nos.
UN SOLD PLOTS	:	28 Nos.
TOTAL NO. OF PLOTS	:	36 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 10160 SQ.FT. AND PARK AREA 1890 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 20338 / 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 layout 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 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 any construction /repair & renovation in the regulated area / prohibited area respectively. The layout framework is approved subject to the conditions of DSAC. The conditions of DSAC should be strictly followed.
- 8) As per G.O.(Ms).No.78 H & UD ( UD4 (3) Dept dt.04.05.2017 and G.O.(Ms). No.172 H & UD(UD4 (3) dept. dated.13.10.2017, Rule 4 (7) underneath the alignment of high tension and extra high voltage electric line including tower line provided with the buffer zone and prohibited for any development local body should ensure the same before regularising the individual plot in the layout.

**LEGEND**

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

P.P.D (Regularisation NO : 2097  
L.O 2017) 2019

APPROVED

VIDE LETTER NO : Reg.L / 22036 / 2018  
DATE : 19 / 12 / 2019

OFFICE COPY  
FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.435/1 & 433/1CPt 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)

