



AREA STATEMENT

TOTAL EXTENT	:	39828 SQ.FT.
ROAD AREA	:	6502 SQ.FT.
PLOTTABLE AREA	:	33326 SQ.FT.
SOLD OUT AREA	:	3408 SQ.FT.
UNSOLD AREA	:	29918 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	2992 SQ.FT.
OSR PROVIDED	:	3113 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	26805 SQ.FT.
PLOT NO'S (21) RESERVD FOR OSR	:	01 Nos.
SOLD PLOTS	:	05 Nos.
UN SOLD PLOTS	:	35 Nos.
TOTAL NO. OF PLOTS	:	41 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 6502 SQ.FT. AND PARK AREA 3113 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, KUNDRATHUR TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 20368/ 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 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.
- 7) The Local Body EO, Kundrathur Town Panchayat has to ensure that roads are formed as shown in the plan and the conditions of CE, PWD (WRD) LetterNo.DB/T5(3)/F-006483Inundation-Kundrathur/2019/30.07.2019 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 : 2099
L.O 2017 2019

APPROVED

VIDE LETTER NO : Reg.L / 23589 / 2019

DATE : 31 / 12 / 2019

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.1353/2 AT KUNDRATHUR VILLAGE OF KUNDRATHUR TOWN PANCHAYAT 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)