



AREA STATEMENT

TOTAL EXTENT	: 370019 SQ.FT.
ROAD AREA	: 88148 SQ.FT.
PLOTTABLE AREA	: 281871 SQ.FT.
SOLD OUT AREA	: 102101 SQ.FT.
UNSOLD AREA	: 179770 SQ.FT.
10% OF UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 17977 SQ.FT.
OSR PROVIDED	: 17988 SQ.FT.
UNSOLD AREA (EXCLUDING OF OSR)	: 161782 SQ.FT.
PLOT NO'S (238,239,240,241,242,243,244,245,251,252, 253,254,255 & 256) ARE RESERVED FOR OSR	: 14 Nos.
SOLD PLOTS	: 91 Nos.
UN SOLD PLOTS	: 153 Nos.
TOTAL NO. OF PLOTS	: 258 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 88148 SQ.FT. AND PARK AREA 17988 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 4567/ 2019 DATED 12.12.2019

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) As per G.O.(Ms).No.78 H & UD (UD4 (3) Dept dt.04.05.2017and 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.
- 8) The Local Body EO, Thirumazhisai Town Panchayat has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/TS (3)/F-Thirumazhisai Village - 1/2019/M/12.09.2019 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
- ▨ BUFFER ZONE

P.P.D (Regularisation NO : **2104**
L.O 2017) **2019**

APPROVED

VIDE LETTER NO : Reg.L/7210/2018
DATE : 30/12/2019

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.181, 188/2B, 201, 202, 203, 206, 207/1,2, 208/2A, 210/1,2, 211 & 212/1 AT THIRUMAZHISAI VILLAGE AND S.NO.226 AT UDAYAVARKOIL VILLAGE OF THIRUMAZHISAI 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)