



AREA STATEMENT

TOTAL EXTENT	:	161782 SQ.FT.
ROAD AREA	:	43350 SQ.FT.
PLOTTABLE AREA	:	118432 SQ.FT.
SOLD OUT AREA	:	112756 SQ.FT.
UNSOLD AREA	:	5676 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	568 SQ.FT.
OSR PROVIDED	:	643 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	5033 SQ.FT.
PLOT NO (49N) RESERVED FOR OSR	:	01 Nos.
SOLD PLOTS	:	117 Nos.
UN SOLD PLOTS	:	03 Nos.
TOTAL NO. OF PLOTS	:	121 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 43350 SQFT AND PARK AREA 643 SQFT GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 2861/ 2021 DATED 25.06.2021.

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) 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.
- 4) 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 be sorted out with respect to the FMB of the site by local body and the applicant.
- 5) Regularisation of unapproved layout approval issued by CMDA under the regularisation of unapproved plots and layouts rules-2017 is not final. The applicant has to obtain final approval (Regularisation of Layout) from the local body concerned.

LEGEND

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

P.P.D (Regularisation NO : **211**
L.O 2017) **2021**

APPROVED

VIDE LETTER NO : Reg.L / 21320 / 2018
 DATE : 20 / 07 / 2021

OFFICE COPY
 FOR DEPUTY PLANNER
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



REGULARISATION OF UNAPPROVED LAYOUT IN S.NO:5PT, 6/2A, 8/2B, 10/1A,1B,1C,1D,1E,2BPT OF KOLAPPANCHERI VILLAGE, 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