



AREA STATEMENT

TOTAL EXTENT	:	45210 SQ.FT.
ROAD AREA	:	15708 SQ.FT.
PLOTTABLE AREA	:	29502 SQ.FT.
SOLD OUT AREA	:	19999 SQ.FT.
UNSOLD AREA	:	9503 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	950 SQ.FT.
OSR PROVIDED	:	980 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	8523 SQ.FT.
PLOT NO (30) RESERVED FOR OSR	:	01 Nos.
BUFFER ZONE (Plot Nos. 1, 1A & 29)	:	03 Nos.
SOLD PLOTS	:	20 Nos.
UN SOLD PLOTS	:	08 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 TNCD BR RULE 47.
2. ROAD AREA 15708 SQ.FT. AND PARK AREA 980 SQ.FT. GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 9563 / 2019 DATED 17.12.2019

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 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 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 existing burial grounds lies within 30m on the Northern side of the layout sought for regularisation. As per the TNCD&BR rule 19 Annexure XVIII(3) developments are prohibited / restricted around the existing burial grounds. Accordingly a buffer zone is proposed and marked in the existing layout plan and no developments are permitted in the buffer zone. The local body (Kundrathur Panchayat Union) should strictly adhere the conditions as show in the layout plan.

LEGEND

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

P.P.D (Regularisation NO : **2135**
L.O 2017) **2019**

APPROVED

VIDE LETTER NO : Reg.L / 3064 / 2019
DATE : 31/12/2019

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.15/1A1 OF NADUVEERAPATTU 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)

