



AREA STATEMENT

TOTAL EXTENT(as per document)	: 3601.70 SQ.M
LEAST TOTAL EXTENT (as per patta)	: 3400.00 SQ.M
ROAD AREA	: 508.40 SQ.M
PLOTTABLE AREA	: 2891.60 SQ.M
SOLD OUT AREA	: 1761.45 SQ.M
UNSOLD AREA	: 1130.15 SQ.M
10% OF THE UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 113.01 SQ.M
OSR PROVIDED	: 117.05 SQ.M
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 1103.10 SQ.M
PLOT NO (23) RESERVED FOR OSR	: 1 Nos.
SOLD PLOTS	: 8 Nos.
UN SOLD PLOTS	: 8 Nos.
TOTAL NO. OF PLOTS	: 17 Nos.

The Plot No. 17 - 23 are retained by the owner and not included in this Layout

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCD BR RULE 47.
2. PARK AREA 117.06 SQ M AND ROAD AREA 508.40 SQ M GIFTED TO THE COMMISSIONER, GREATER CHENNAI CORPORATION VIDE GIFT DEED DOCUMENT NO.13384/2022, DATED 29.08.2022

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) 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 sorted out with respect to the FMB of the site by local body and the applicant.
- 5) The Commissioner, Poonamallee Panchayat Union has to ensure that canal are formed as shown in the plan and condition insisted by CE, PWD in Letter No. DB/T5(3)/F- NOC- Sekkanjeri/2021, dated 31.03.2021 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout.
- 6) 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 : 27 / 2023)
L.O 2017)

APPROVED

VIDE LETTER NO : Reg.L /3324 / 2018
DATE : 16 / 02 / 2023

OFFICE COPY

FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.310/2 OF PUZHAI VILLAGE, GREATER CHENNAI CORPORATION 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 : NOT TO SCALE)