



AREA STATEMENT

TOTAL EXTENT	:	436480 SQ.FT.
ROAD AREA	:	73186 SQ.FT.
PLOTTABLE AREA	:	363294 SQ.FT.
SOLD OUT AREA	:	150194 SQ.FT.
UNSOLD AREA	:	193666 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	19367 SQ.FT.
OSR PROVIDED	:	19434 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	174232 SQ.FT.
PLOT NO (74 TO 79, 269 TO 273, 278 TO 282) RESERVED FOR OSR	:	16 Nos.
SOLD PLOTS	:	131 Nos.
UN SOLD PLOTS	:	171 Nos.
TOTAL NO. OF PLOTS	:	318 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 73186 SQFT AND PARK AREA 19434 SQFT GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 4523 / 2021 DATED 25.08.2021.

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 and as per this Office No.15/2018 dt.12.12.2018 the layout framework approved.
- 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 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/T5 (3)/F-Thirumazhisai Village - 1 /2019/M/31.07.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the regularisation of layout.
- 6) The EO, Thirumazhisai Town Panchayat has to obtain a certificate / status report from the Tahsildar concerned, the layout is not obstructing the water ways on the common fields irrigation channels on the ground and flood level & inundation status before Regularization of individual plots in the layout under reference.
- 7) As per G.O.(Ms).No.78 H & UD (UD4)(3) Dept.dt.04.05.2017. and G.O.(Ms). No.172 H & UD(UD4)(3) dept. dated 13.10.2017, Rule 4 (7) the lands below the alignment of height tension and extra high voltage electric line including tower line not to be Regularized, hence required buffer zone has to be provided before Regularization of individual plots in the layout under reference.
- 8) 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
- BUFFER ZONE

P.P.D (Regularisation NO : **306**
L.O 2017) **2021**

APPROVED

VIDE LETTER NO : Reg.L / 6558 / 2018
DATE : 24 / 09 / 2021

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

REGULARISATION OF UNAPPROVED LAYOUT IN S.NO.191/1&2, 287, 288, 289/1, 290, 291/2, 293, 296/1,2A, 297, 299/1, 335, 338, 339/1, 343, 344 & 345 OF THIRUMAZHISAI VILLAGE, 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 : (NOT TO SCALE)

