



**AREA STATEMENT**

<b>TOTAL EXTENT (19340 M<sup>2</sup>)</b>	<b>: 2,08,181 SQFT.</b>
<b>ROAD AREA</b>	<b>: 42,613 SQFT.</b>
<b>PLOTTABLE AREA</b>	<b>: 1,65,568 SQFT.</b>
<b>SOLD OUT AREA</b>	<b>: 89882 SQFT.</b>
<b>UNSOLD AREA</b>	<b>: 75686 SQFT.</b>
<b>10% OF THE TOTAL AREA OF UN SOLD PLOTS AREA REQUIRED FOR OSR</b>	<b>: 7569 SQFT.</b>
<b>OSR PROVIDED</b>	<b>: 7638 SQFT.</b>
<b>BUFFER ZONE PROVIDED (Plot Nos.86BPt,99,100,102Pt 103Pt, 107Pt &amp; 118Pt)</b>	<b>: 4,267 SQ.FT.</b>
<b>UNSOLD AREA(EXCLUDING 10 % OF OSR &amp; BUFFER ZONE AREA)</b>	<b>: 63781 SQ.FT.</b>
<b>PLOT Nos.(88,101,104,105,106 &amp; 119) ARE RESERVED FOR OSR</b>	<b>: 6 Nos</b>
<b>SOLD PLOTS</b>	<b>: 81 Nos</b>
<b>UNSOLD PLOTS</b>	<b>: 53 Nos</b>
<b>TOTAL NO. OF PLOTS</b>	<b>: 140 Nos</b>

**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.
2. ROAD AREA 42613 SQFT AND PARK AREA 7638 SQFT GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 4522 / 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 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) the lands below the alignment of high tension and extra high voltage electric line including tower line not to be Regularised, hence buffer zone has been provided.
- 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
- ▨ OPEN SPACE RESERVATION AREA (PARK)
- ▩ SOLD OUT PLOTS
- ▧ BUFFER ZONE - NOT REGULARISABLE
- UNSOLD PLOTS

P.P.D (Regularisation NO : 307  
L.O 2017) 2021  
APPROVED  
VIDE LETTER NO : REG.L/6553/2018  
DATE : 24/09/2021

OFFICE COPY  
FOR SENIOR PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

**REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.187/1,2,188/1,2A,189, 304/2 &305 AT THIRUMAZHISAI 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)

