



AREA STATEMENT

TOTAL EXTENT(as per document)	: 16117 SQ.FT.
ROAD AREA	: 1589 SQ.FT.
PLOTTABLE AREA	: 14528 SQ.FT.
SOLD OUT AREA	: 1725 SQ.FT.
UNSOLD AREA	: 12803 SQ.FT.
10% OF UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 1280 SQ.FT.
OSR PROVIDED	: 1321 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 11482 SQ.FT.
PLOT NO (9) RESERVED FOR OSR	: 01 Nos.
SOLD PLOTS	: 02 Nos.
UN SOLD PLOTS	: 13 Nos.
TOTAL NO. OF PLOTS	: 16 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 1589 SQFT AND PARK AREA 1321 SQFT GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.301/2023 DATED 11.01.2023.

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 gorund 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 conditions of CE, PWD, (WRD) in Letter No.DB/T5(3)/F-Sirukulathur Village / 2022/ dated. 26.04.2022 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.
- 6) The NOC issued by the Tahsildar, Pooner Taluk No.Na.Ka.No.3119/2021/A1 dated 24.09.2021 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of layout.
- 7) The Deputy Superintending Archaeological Chemist, Chennai Circle infomed in letter No.33/SUB/2018/3848 dated 15.10.2018 that Regularisation of unapproved plots in layouts does not come under the purview of AMASR Act, 2010. However, NOC should be obtained from the Competent Authority for Tamil Nadu, Chennai for any construction / repair & renovation in the regulated area / prohibited area respectively.
- 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

P.P.D (Regularisation NO : **36**
L.O 2017) **2023**

APPROVED

VIDE LETTER NO : Reg.L / 6040 / 2021
DATE : 02 / 03 / 2023

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.414/1 OF SIRUKULATHUR VILLAGE, 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 : NOT TO SCALE)