

**AREA STATEMENT**

TOTAL EXTENT	:	107797 SQ.FT
ROAD AREA	:	29206 SQ.FT
PLOTTABLE AREA	:	78591 SQ.FT
SOLD OUT AREA	:	51080 SQ.FT
UNSOLD AREA	:	27511 SQ.FT
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	:	2751 SQ.FT
OSR PROVIDED	:	2751 SQ.FT
PLOT NO (1,2&24) RESERVED FOR OSR	:	3 Nos
SOLD PLOTS	:	54 Nos
UN SOLD PLOTS	:	23 Nos
TOTAL NO. OF PLOTS	:	80 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 29206 SQFT AND PARK AREA 2751 SQFT GIFTED TO THE COMMISSIONER, VILLIVAKKAM PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 6610 / 2018 DATED 01.08.2018.

**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 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) 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.
- 6) Plot No.21 & 55 Registered After Cut Off Date 20.10.2016 Not regularisable.

**LEGEND**

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

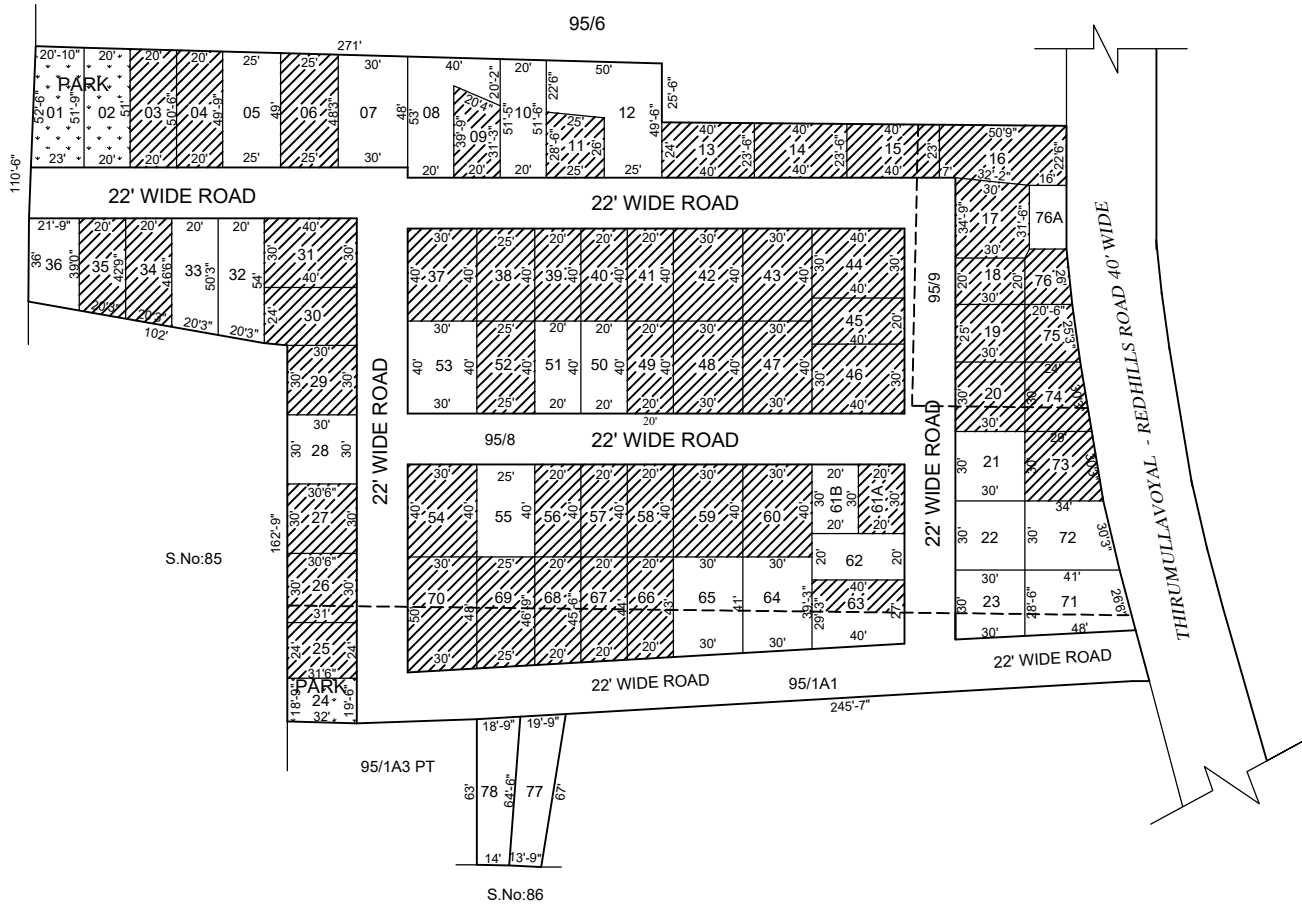
P.P.D (Regularisation 2017) NO : 421 / 2021  
L.O

APPROVED

VIDE LETTER NO : Reg.L/13194 / 2017  
DATE : 20 / 11 / 2021

OFFICE COPY

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NOS: 95/1A1,95/1A3PT,95/8 & 95/9 AT POTHUR VILLAGE, VILLIVAKKAM 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)