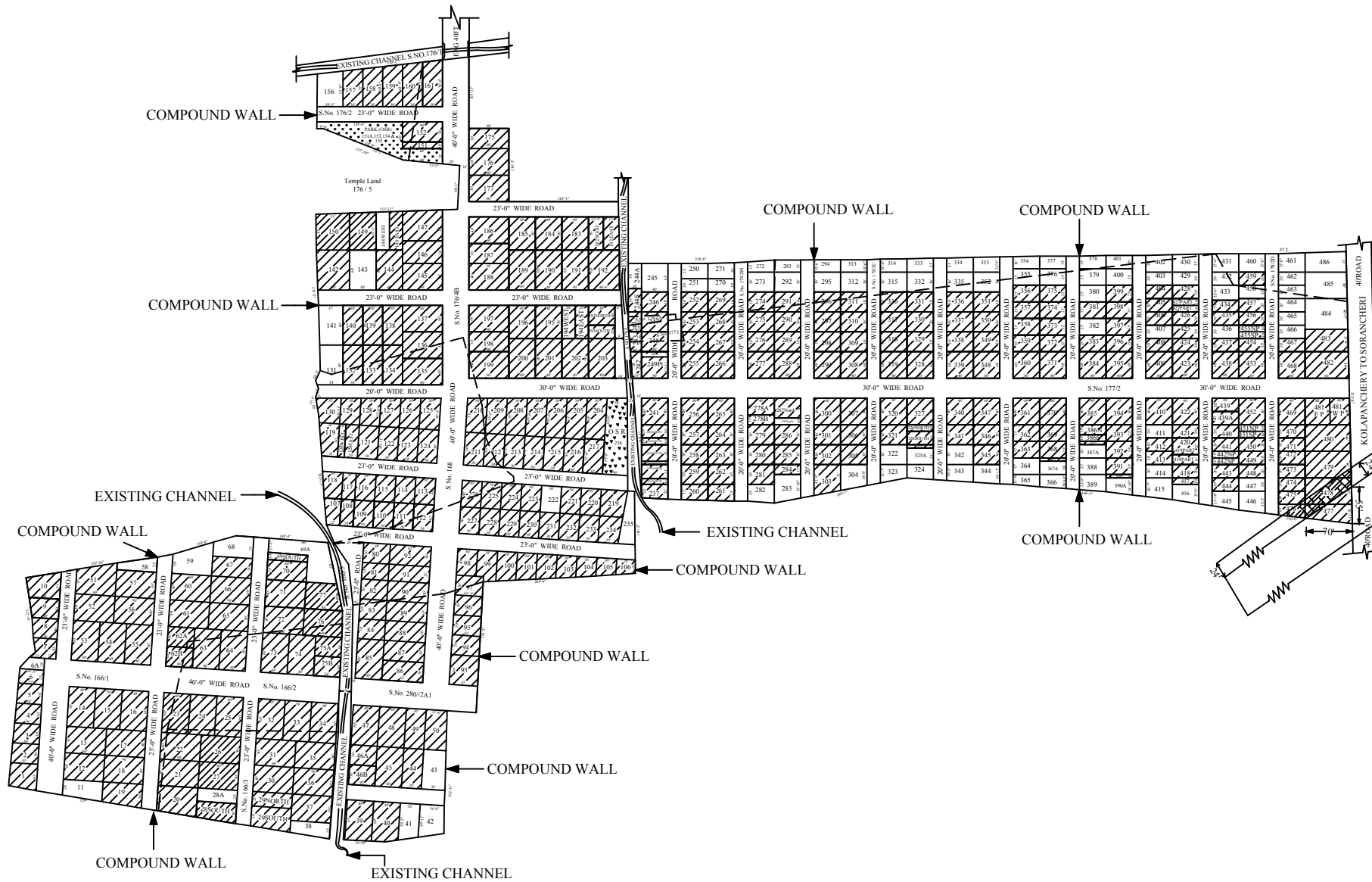


CMDA REG APPROVED LAYOUT
PPD/L.O. 1248/2019



LEGEND

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS
	BUFFER ZONE
	EXISTING CHANNEL

AREA STATEMENT

TOTAL EXTENT	: 924343 SQ.FT.
ROAD AREA	: 236536 SQ.FT.
PLOTTABLE AREA	: 687807 SQ.FT.
SOLD OUT AREA	: 572651 SQ.FT.
UNSOLD AREA	: 115156 SQ.FT.
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	: 11512 SQ.FT.
OSR PROVIDED	: 11639 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 103517 SQ.FT.
PLOT NO'S (151A,153,154,155 & 236)	
RESERVED FOR OSR	: 05 Nos.
SOLD PLOTS	: 398 Nos.
UN SOLD PLOTS	: 96 Nos.
TOTAL NO. OF PLOTS	: 499 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 236536 SQ.FT. AND PARK AREA 11639 SQ.FT. GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 128 / 2021 DATED 22.12.2020.

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 be 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-Inundation-Vayalanallur-B/2019/30.07.2019 should be strictly adhered and compliance should be ensured by local body before issue of final approval of the Regularisation of layout.
- 6) 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) underneath the alignment of high tension and extra high voltage electric line including tower line provided with the buffer zone and prohibited for any development local body should ensure the same before regularising the individual plot in the layout.
- 7) 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.
- 8) Plot Numbers.78, 79, 162 to 174 & 178 to 181 & 218 are missing and not assigned in this layout.
- 9) Soldout Plot Nos.35,36,37,39,40,44,45,46A,46B,75A,76,77,148E,149,150, 243S,243N& 244 are not gaining access.
- 10) Unsold Plot Nos.38,41,42,43,148W & 244A are not gaining access.

REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.166/1,2,3, 168, 176/2,4B, 177/1,2 & 178/2A,2B2,2C,2D OF VAYALANALLUR VILLAGE & S.NO.280/2A1 OF CHOKKANALLUR VILLAGE POONAMALLEE 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)

P.P.D (Regularisation NO : 46
L.O 2017) 2021

APPROVED

VIDE LETTER NO : Reg.L / 15230 / 2017
DATE : 15 / 02 / 2021

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FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY

