



AREA STATEMENT

TOTAL EXTENT	:	139394 SQ.FT.
ROAD AREA	:	28731 SQ.FT.
PLOTTABLE AREA	:	110663 SQ.FT.
SOLD OUT AREA	:	22053 SQ.FT.
UNSOLD AREA	:	88610 SQ.FT.
10% OF THE UN SOLD PLOTS	:	
AREA REQUIRED FOR OSR	:	8861 SQ.FT.
OSR PROVIDED	:	8883 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	79727 SQ.FT.
PLOT NO (35,36,54,55,75 & 76) RESERVED FOR OSR	:	06 Nos.
SOLD PLOTS	:	09 Nos.
UN SOLD PLOTS	:	61 Nos.
TOTAL NO. OF PLOTS	:	76 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 28731 SQFT AND PARK AREA 8883 SQFT GIFTED TO THE COMMISSIONER, AVADI MUNICIPALITY VIDE GIFT DEED DOCUMENT NO. 16562 / 2021 DATED 16.11.2021.

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) 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 conform 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.

LEGEND

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

P.P.D (Regularisation NO : **479**
L.O **2017** **2021**)

APPROVED
VIDE LETTER NO : Reg.L / 4877 / 2021
DATE : 29 / 11 / 2021

OFFICE COPY

FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.86/1A,1B & 6 OF MUKTHAPUDUPATTU VILLAGE, AVADI CORPORATION 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