



**AREA STATEMENT**

TOTAL EXTENT(AS PER DRAWING)	: 69697.00 SQ.FT.
ROAD AREA	: 19402.00 SQ.FT.
PLOTTABLE AREA	: 50295.00 SQ.FT.
SOLD OUT AREA	: 524.00 SQ.FT.
UNSOLD AREA	: 49771.00 SQ.FT.
10% OF UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 4977.00 SQ.FT.
OSR PROVIDED	: 5230.00 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	: 44541.00 SQ.FT.
SOLD PLOTS	: 01 Nos.
UN SOLD PLOTS	: 42 Nos.
TOTAL NO. OF PLOTS	: 43 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 19402 SQFT AND PARK AREA 5230 SQFT GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.728/2023 DATED 18.01.2023.

**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 Regularisation of layout site was inspected by local body and forwarded to CMDA with recommendation to accord framework approval. However the inspection report of local body is not clear, the existing layout is meant for residential use. Hence local body has to inspect the existing layout and confirm whether th existing layout is satisfies the conditions of Government Order for the regularisation of unapproved plots and layout rules-2017. If satisfies the Government Order, then in-principle layout framework may be considered, Since Plots/Sub-Divisions/Layouts shall be regularized under these rules only for Residential usage. local body should ensure the same before regularizing the individual plot in the layout framework.
- 6) The NOC issued by the Tahsildar, Poonamallee Taluk Na.Ka.No.402/2023/A3 dated 01.2023 should be strictly adhered and compliance should be ensured by the local body before issue of final approval of the Regularisation of 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.

**LEGEND**

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

**P.P.D**(Regularisation **NO : 48**  
**L.O** 2017) **2023**

**APPROVED**

VIDE LETTER NO : Reg.L / 18781 / 2022  
DATE : 16 / 03 / 2023

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.186/1, 186/2A & 2B OF KANNAPALAYAM VILLAGE OF 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)