



AREA STATEMENT

TOTAL EXTENT(As per Doc)	: 372002 SQ.FT.
TOTAL EXTENT(As per Site)	: 355523 SQ.FT.
ROAD AREA	: 92065 SQ.FT.
PLOTTABLE AREA	: 263458 SQ.FT.
SOLD OUT AREA	: 13360 SQ.FT.
UNSOLD AREA	: 250098 SQ.FT.
10% OF THE UN SOLD PLOTS	
AREA REQUIRED FOR OSR	: 25010 SQ.FT.
OSR PROVIDED	: 25098 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	: 225000 SQ.FT.
PLOT NO (217,218,219,220,221,222,223 & 224)	
RESERVED FOR OSR-I (9844 SQ.FT)	: 08 Nos.
PLOT NO (235,236,237 & 238) RESERVED FOR OSR-II (15254 SQ.FT)	: 04 Nos.
SOLD PLOTS	: 11 Nos.
UN SOLD PLOTS	: 215 Nos.
TOTAL NO. OF PLOTS	: 238 Nos.

NOTE:

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDDBR RULE 47.
2. ROAD AREA 92065 SQFT AND PARK AREA 25098 SQFT GIFTED TO THE COMMISSIONER, POONAMALLEE PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 6140 / 2021 DATED 03.12.2021.

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 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 Commissioner, Poonamallee Panchayat Union has to ensure that roads are formed as shown in the plan and conditions of CE, PWD (WRD) in Letter No. DB/T5 (3)/F & I- Melagaram Village -I/2021/M/03.09.2021 should be strictly adhered and compliance should be ensured by local body before issue of final approval of regularisation of layout.
- 6) 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 : 501 L.O 2017) 2021

APPROVED
 VIDE LETTER NO : Reg.L / 1729 / 2021
 DATE : 13 / 12 / 2021

OFFICE COPY

FOR SENIOR PLANNER
 CHENNAI METROPOLITAN
 DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.28, 39PT, 41, 42, 54, 55, 58 & 59 OF MELAGARAM 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)