

AREA STATEMENT

TOTAL EXTENT(as per site)	:	75050 SQ.FT(least area).
TOTAL EXTENT (as per patta)	:	79115 SQ.FT.
ROAD AREA	:	15044 SQ.FT.
PLOTTABLE AREA	:	60006 SQ.FT.
SOLD OUT AREA	:	45140 SQ.FT.
UNSOLD AREA	:	14866 SQ.FT.
10% OF UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	1487 SQ.FT.
OSR PROVIDED	:	1540 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	13326 SQ.FT.
PLOT NO (1 & 2) RESERVED FOR OSR	:	02 Nos.
SOLD PLOTS	:	40 Nos.
UN SOLD PLOTS	:	10 Nos.
TOTAL NO. OF PLOTS	:	52 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 15044 SQFT AND PARK AREA 1540 SQFT GIFTED TO THE COMMISSIONER, THIRUVALLUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO. 15772 / 2021 DATED 24.11.2021.

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 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 Commissioner, Thiruvallur 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-Pakkam Village(Perumalpuram Extn.II)/2021/dated 02.09.2021 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

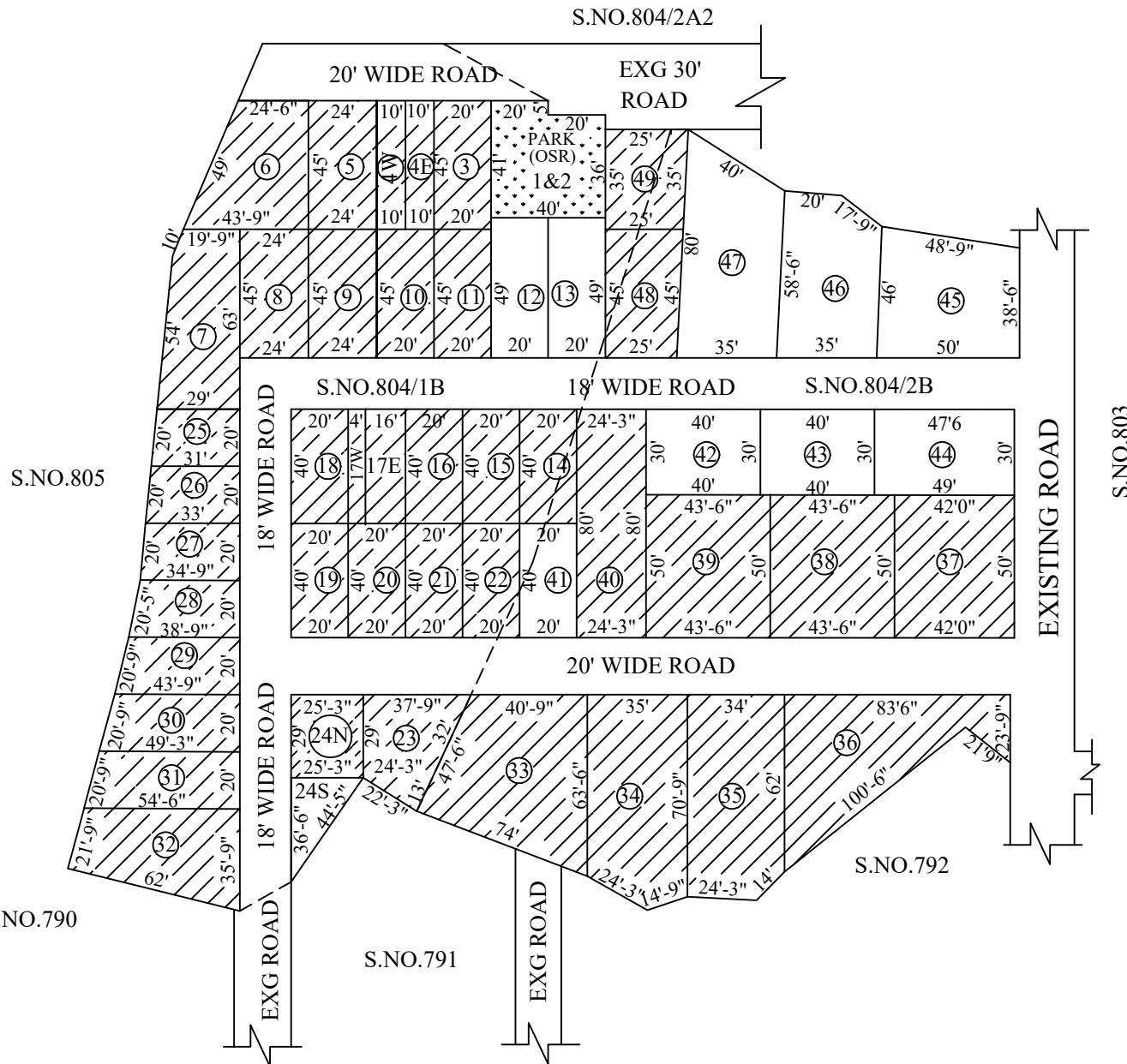
P.P.D (Regularisation NO : **502**
L.O 2017) **2021**

APPROVED

VIDE LETTER NO : Reg.L / 1333 / 2020
DATE : 15 / 12 / 2021

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FOR DEPUTY PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF UNAPPROVED LAYOUT IN S.NO:804/1B, 2B OF PAKKAM VILLAGE, THIRUVALLUR 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)