



AREA STATEMENT

TOTAL EXTENT	:	52528 SQ.FT.
ROAD AREA	:	11332 SQ.FT.
PLOTTABLE AREA	:	41196 SQ.FT.
SOLD OUT AREA	:	1300 SQ.FT.
UNSOLD AREA	:	39896 SQ.FT.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	3990 SQ.FT.
OSR PROVIDED	:	4096 SQ.FT.
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	35800 SQ.FT.
PLOT NO'S (11,12 & 17) RESERVD FOR OSR	:	03 Nos.
SOLD PLOTS	:	01 Nos.
UN SOLD PLOTS	:	38 Nos.
TOTAL NO. OF PLOTS	:	42 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 11332 SQ.FT. AND PARK AREA 4096 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUNINDRAVUR TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 1530/ 2021 DATED 02.02.2021.

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 existance, 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) 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.
- 6) NOC obtained from the Tahsildar Avadi Taluk, vide letter No.Na.Ka.No.773/2020/B2 dated 13.10.2020 with inspection report.

LEGEND

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

P.P.D (Regularisation NO : 69 / 2017)
L.O (2017) 2021

APPROVED

VIDE LETTER NO : Reg.L / 21827 / 2018
DATE : 01 / 03 / 2021

OFFICE COPY
FOR SENIOR PLANNER
CHENNAI METROPOLITAN
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.108/2 OF THIRUNINDRAVUR VILLAGE, THIRUNINDRAVUR TOWN PANCHAYAT 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)