



**AREA STATEMENT**

TOTAL EXTENT	:	8350.00 SQ.M.
ROAD AREA	:	1560.92 SQ.M.
PLOTTABLE AREA	:	6789.08 SQ.M.
SOLD OUT AREA	:	1681.17 SQ.M.
UNSOLD AREA	:	5107.91 SQ.M.
10% OF THE TOTAL AREA	:	
OF UN SOLD PLOTS REQUIRED FOR OSR	:	510.79 SQ.M.
OSR PROVIDED(PARK-I)	:	375.97 SQ.M.
OSR PROVIDED(PARK-II)	:	166.58 SQ.M.
TOTAL OSR AREA PROVIDED	:	542.55 SQ.M.
UNSOLD AREA ( EXCLUDING 10% OF OSR)	:	4565.37 SQ.M.
PLOT NO'S (11,12,13,14,15,21,22,23,24, 25 & 26 ) RESERVD FOR OSR	:	11 Nos.
SOLD PLOTS	:	29 Nos.
UN SOLD PLOTS	:	80 Nos.
TOTAL NO. OF PLOTS	:	120 Nos.

**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDBR RULE 47.

**CONDITIONS:**

- 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.
- 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.
- 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.
- 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 bythe 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.
- 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.
- Plot Numbers 1 to 9 & 65 to 88 are not assigned in this layout.

**LEGEND**

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

**REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.45/4,5,6 & 47/1,3 OF PANDESWARAM VILLAGE, VILLIVAKKAM 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)

**P.P.D** (Regularisation NO : **69**  
**L.O** 2017) **2024**  
**APPROVED**  
VIDE LETTER NO : Reg.L / 23198 / 2018  
DATE : 17 / 05 / 2024

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DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

