



**AREA STATEMENT**

TOTAL EXTENT	:	97952 SQ.FT.
ROAD AREA	:	26326 SQ.FT.
PLOTTABLE AREA	:	71626 SQ.FT.
SOLD OUT AREA	:	51163 SQ.FT.
UNSOLD AREA	:	20463 SQ.FT.
10% OF THE UN SOLD PLOTS		
AREA REQUIRED FOR OSR	:	2046 SQ.FT.
OSR PROVIDED	:	2168 SQ.FT.
UNSOLD AREA ( EXCLUDING 10% OF OSR )	:	18295 SQ.FT.
PLOT NO (18 & 19) RESERVED FOR OSR	:	02 Nos.
SOLD PLOTS	:	41 Nos.
UN SOLD PLOTS	:	08 Nos.
TOTAL NO. OF PLOTS	:	51 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 26326 SQFT AND PARK AREA 2168 SQFT GIFTED TO THE COMMISSIONER, KUNDRATHUR PANCHAYAT UNION VIDE GIFT DEED DOCUMENT NO.1741/2023 DATED 27.02.2023.

**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 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 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) Before Regularization of individual plots in the layout under reference the Local Body has to obtain a certificate / status report from the Tahsildar concerned, the layout is not obstructing the water ways on the common fields irrigation channels on the ground and flood level & inundation status.

**LEGEND**

- LAYOUT BOUNDARY
- ▭ ROAD
- ▨ PARK
- ▩ SOLD OUT PLOTS
- UNSOLD PLOTS

**P.P.D (Regularisation NO : 71  
L.O 2017) 2023**

**APPROVED**

VIDE LETTER NO : Reg.L / 13826 / 2022  
DATE : 21 / 04 / 2023

**OFFICE COPY**

FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY



REGULARISATION OF LAYOUT FRAMEWORK IN S.NO.85/1A,1B,1C,1D,1E,1F,1G & 85/2C(pt) OF NADUVEERAPATTU VILLAGE, KUNDRATHUR

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)