



**AREA STATEMENT**

TOTAL EXTENT	:	34446 SQ.FT
ROAD AREA	:	6355 SQ.FT
PLOTTABLE AREA	:	28091 SQ.FT
SOLD OUT AREA	:	6506 SQ.FT
UNSOLD AREA	:	21585 SQ.FT
10% OF THE TOTAL AREA OF UN SOLD PLOTS REQUIRED FOR OSR	:	2159 SQ.FT
OSR PROVIDED	:	2159 SQ.FT
UNSOLD AREA (EXCLUDING 10% OF OSR)	:	19426 SQ.FT
PLOT NO 10A & 11 RESERVED FOR OSR	:	02 Nos
SOLD PLOTS	:	06 Nos
UN SOLD PLOTS	:	21 Nos
TOTAL NO. OF PLOTS	:	29 Nos

**NOTE:**

1. A SPLAY AT THE INTERSECTION OF TWO OR MORE STREETS / ROADS SHALL BE PROVIDED AS PER TNCDNR RULE 47.
2. ROAD AREA 6355 SQ.FT. AND PARK AREA 2159 SQ.FT. GIFTED TO THE EXECUTIVE OFFICER, THIRUMAZHISAI TOWN PANCHAYAT VIDE GIFT DEED DOCUMENT NO. 642 / 2021 DATED 04.02.2021.

**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 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.

**LEGEND**

	LAYOUT BOUNDARY
	ROAD
	PARK
	SOLD OUT PLOTS
	UNSOLD PLOTS

P.P.D (Regularisation L.O 2017) NO : 74 / 2021

**APPROVED**

VIDE LETTER NO : Reg.L / 1242 / 2018  
DATE : 17 / 03 / 2021

OFFICE COPY  
FOR DEPUTY PLANNER  
CHENNAI METROPOLITAN  
DEVELOPMENT AUTHORITY

REGULARISATION OF LAYOUT FRAMEWORK IN S.NOS: 76/1J & 5F OF NEDUNCHERRI VILLAGE (AS PER PATTACHEMBARAMBAKKAM VILLAGE), THIRUMAZHISAI 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

